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# Taunton Weir renovation project

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# TAUNTON WEIR RENOVATION PROJECT

## INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD

ADVISOR: DEREK BRADFORD

DEAN: STEVEN WHITE

ROGER WILLIAMS UNIVERSITY SPRING 2007





# TAUNTON WEIR RENOVATION PROJECT



## INTRODUCTION

DURING THE 1900'S (1830-1915) TAUNTON, MASSACHUSETTS WAS THE RAILROAD AND INDUSTRIAL HUB OF THE COUNTRY WITH A THRIVING MASS TRANSIT SYSTEM AND AN ABUNDANCE OF OPPORTUNITY FOR THOSE EAGER TO LEAD SUCCESSFUL LIVES. LOCALS AS WELL AS FOREIGN-BORN PERSONS FLOCKED TO THE TRADE CENTERS DOTTED ALONG THE HISTORIC TAUNTON MILL RIVER AND SETTLED ALONGSIDE THEIR JOB SITES, CREATING A BOOM IN POPULATION DURING THE INDUSTRIALLY PROSPEROUS PERIOD. IT WAS AN AREA FULL OF NEIGHBORHOODS WITH COWORKERS AND FRIENDS INTERACTING ON A DAILY BASIS AND BECAME KNOWN AS THE WEIR VILLAGE.

TRAVELING TO THE SAME AREA AROUND 1970, THERE IS LITTLE TO SHOW FOR THE WEIR'S EARLIER PROSPERITY. WHAT WERE ONCE LARGE SUCCESSFUL INDUSTRIAL CORPORATIONS ARE NOW HOLLOW SHELLS LITTERING THE RIVER'S EDGE. IN 1979, THE FIRST REAL ACKNOWLEDGMENT OF THE AREA'S COMMERCIAL AND RESIDENTIAL DEPLETION WAS DISCUSSED AND A PLAN WAS PUT INTO ACTION STARTING WITH THE FORMATION OF THE WEIR CORPORATION.

TODAY THE CITY AND MANY CORPORATIONS ARE WORKING TO RENOVATE THIS HISTORICALLY SIGNIFICANT SITE. SEVERAL STEPS HAVE ALREADY BEEN UNDERTAKEN TO IMPROVE THE SITE'S QUALITY. THE RIVER IS UNDERGOING AN EXTENSIVE CLEANUP AFTER YEARS OF FACTORIES DUMPING HAZARDOUS WASTES AND CHEMICALS INTO THE RIVER. THE SITES SURROUNDING THE OLD MILLS HAVE BEEN DESIGNATED AS BROWNFIELD SITES FUNDED BY THE EPA FOR CLEANUP OF CONTAMINATED SITES TO SPUR REDEVELOPMENT. DOWNRIVER THE ROBERTSON MILL HAS BEEN CONVERTED INTO 64 UNITS OF AFFORDABLE HOUSING AND 18,000 SQ. FT. OF SMALL BUSINESS SPACE (1995). ALSO, ACROSS THE RIVER FROM THE OLD MILLS, THE CITY CREATED A WATERFRONT PARK ON WHICH ABANDONED, HAZARDOUS LOTS ONCE STOOD. THE CITY HAS ALSO PROMOTED ECONOMIC GROWTH THROUGH FAÇADE IMPROVEMENT GRANTS, ADVOCACY FOR A COMMUNITY POLICE SUBSTATION, A YEARLY RIVER-FRONT FESTIVAL, AND WEIR CORPORATION SCHOLARSHIPS.



## PROBLEM STATEMENT

AS THE NEXT GENERATION OF ARCHITECTS WE ARE THE FUTURE PLANNERS OF OUR COMMUNITIES. WE HAVE A MAJOR RESPONSIBILITY TO REACT TO THE ENVIRONMENTAL ISSUES WE ARE FACED WITH. SUSTAINABLE COMMUNITY LIVING AND "NEW" URBANISM ARE BY NO MEANS NEW INVENTIONS, BUT NEED TO BE RE-WORKED INTO TODAY'S FUNCTIONAL SOCIETY. THIS "MODEL" COMMUNITY IS OFTEN REFERRED TO AS UTOPIC AND IDEALISTIC, DESTINED FOR FAILURE. HOWEVER, SOME CHARACTERISTICS OF THESE COMMUNITIES CAN EVENTUALLY BE INTERWOVEN INTO OUR EVERYDAY LIVES, LEADING TO CLEANER AIR, HAPPIER PEOPLE, AND A MORE PROSPEROUS ECONOMY. IN SOUTHEASTERN MASSACHUSETTS WE ARE LOSING OPEN SPACE AT A RAPID PACE, ADDING TO ON-GOING PROBLEM OF SUBURBAN SPRAWL, AND WORSENING THE QUALITY OF LIFE WITHIN OUR COMMUNITIES.

-LOSS OF OPEN SPACE: ONE HALF OF OUR OPEN SPACE AND AGRICULTURAL LAND HAS BEEN DEVELOPED IN THE PAST 50 YEARS. WE ARE LOSING LAND TO DEVELOPMENT AT A RATE OF 7.8 ACRES EACH DAY. AS ARCHITECTS, WE NEED TO REUSE BROWN-FIELD SITES WHERE IT IS POSSIBLE, TO ENABLE OPEN SPACE TO REMAIN OPEN SPACE.

-SUBURBAN SPRAWL: SPRAWL HURTS OUR ECONOMY AND ADDS TO THE COST OF DOING BUSINESS. OUR POPULATION'S GROWTH IN SOUTHEASTER MASSACHUSETTS IS OUTSTRIPPING JOB GROWTH AND OUR SPRAWLING DEVELOPMENT PATTERN RAISES OUR INFRASTRUCTURE COSTS AND REDUCES BUSINESS EFFICIENCY.

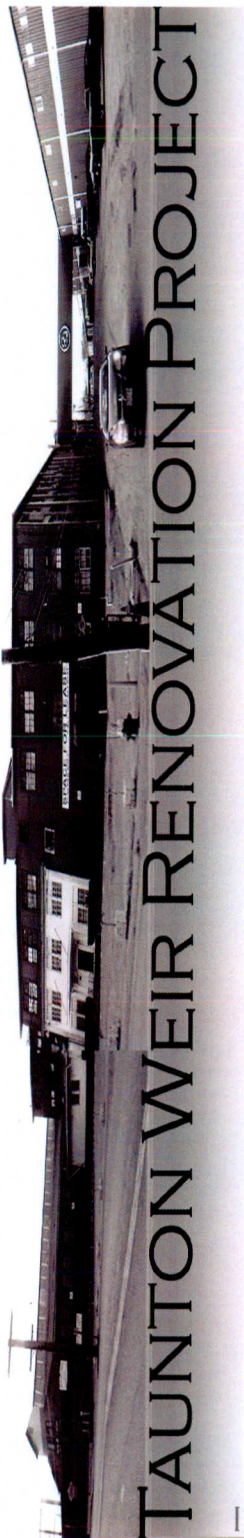
-QUALITY OF LIFE: OUR QUALITY OF LIFE IS BEING NEGATIVELY AFFECTED. SPRAWL EMPTIES CITIES, CONSUMES OPEN SPACE, DESTROYS FARMS, POLLUTES AIR AND WATER AND INCREASES COMMUTING TIMES TO THE POINT THAT WE ARE MORE COMMUTERS THAN NEIGHBORS.

— (CREATING LIVABLE COMMUNITIES IN SOUTHEASTERN MASSACHUSETTS, ISSUES FOR THE GOVERNOR)

THE TAUNTON WEIR HAS BEEN IN AN ECONOMICAL AND SOCIAL CRISIS SINCE THE EARLY 1970'S. THERE IS A DESPERATE NEED TO RENOVATE THE AREA TO BETTER THE LIVES OF THOSE WHO LIVE THERE AND TO RE-ESTABLISH THE COMMERCIAL AND RESIDENTIAL HUB IT ONCE WAS. JOB OPPORTUNITIES THAT ONCE PROVIDED LOCALS AS WELL AS COMMUTERS WITH THE MEANS TO SURVIVE ARE NO LONGER AVAILABLE. THE HIGH DENSITY HOUSING ONCE OBTAINABLE FOR PEOPLE WORKING IN THE AREA NO LONGER EXISTS AND INSTEAD, LARGE BARREN STRIPS OF LAND ARE COVERED IN OVERGROWN WEEDS AND OCEANS OF PAVEMENT. LOW INCOME AND MIDDLE INCOME FAMILIES ARE IN SERIOUS NEED OF HOUSING. LOCAL RAIL LINES ARE UNDERUTILIZED WITHOUT A TRAIN STATION CLOSE ENOUGH FOR AREA COMMUTERS TO USE. THE WEIR VILLAGE HAS A POTENTIAL TO BE THE PROSPEROUS COMMUNITY IT ONCE WAS WITH RENOVATION AND REBUILDING OF COMMUNITY TIES, AND ECONOMICAL ASSISTANCE.







## PROJECT STATEMENT

MY PROJECT WILL FOCUS ON THE ON-GOING REVITALIZATION OF THE WEIR VILLAGE; TO RE-ESTABLISH COMMUNITY CENTERS, TO RENOVATE AND REBUILD SMALL BUSINESS AND RESIDENTIAL SPACE, AND TO CREATE BETTER ACCESS ROUTES IN AND AROUND THE SITE. THE SITE COVERS THE LAND BORDERED BY ROUTE 138 AND THE TAUNTON RIVER, ALSO CALLED THE THREE MILL RIVER, STRETCHING FROM FIRST STREET (NORTH-EASTERN BOUNDARY) TO FIFTH STREET (SOUTH-WESTERN BOUNDARY). ROUTE 138 WILL REMAIN AS ONE OF THE SITE'S ARTERIAL ROADS WITH NEW CONNECTORS AND BOULEVARDS INTRODUCED. THERE IS AN EXISTING ACTIVE RAIL LINE ON THE NORTHERN BOUNDARY OF THE SITE WHERE THE CITY HAS PROPOSED A FUTURE STATION. THIS STATION HAS THE ABILITY TO REACTIVATE THE WEIR VILLAGE AND TO BETTER CONNECT THE SURROUNDING AREA STATIONS.

THE SITE WILL BE SPLIT INTO PHASES, ADDRESSING EACH SITE AS A COLLECTIVE PART OF THE WHOLE. THE FIRST PHASE THAT THE PROJECT FOCUSES ON IS THE AREA BETWEEN FOURTH AND FIFTH STREET AND THE LAND DIRECTLY ACROSS WEST WATER STREET, THE EXISTING F.B. ROGERS MILL. THE EXISTING INACTIVE RAIL LINE WILL BE TURNED INTO A MAJOR PEDESTRIAN ROUTE, CONTINUING TO THE PROPOSED EAST TAUNTON RAIL STATION SITE AND ] CONNECTING TO A PROPOSED RIVER WALK.

THE CITY HAS ALREADY RESTORED THE SITE IMMEDIATELY ACROSS THE RIVER INTO A GREEN PARK. THE PROPOSED RIVER WALK AND PEDESTRIAN BRIDGES WILL CONNECT THIS EXISTING GREEN-WAY TO THE NEW SITE.

THE SITE WILL BE DESIGNED WITH MASS TRANSIT IN MIND, UTILIZING THE GATRA LOCAL BUS SERVICE AND THE COMMUTER RAIL THAT RUNS TO BOSTON, MASSACHUSETTS (IN ACCORDANCE WITH THE PROPOSED EAST TAUNTON STATION MENTIONED PRIOR). AMPLE PEDESTRIAN ROUTES WILL BE CREATED TO MOTIVATE PEOPLE TO BIKE AND WALK RATHER THAN USING THEIR AUTOMOBILE.

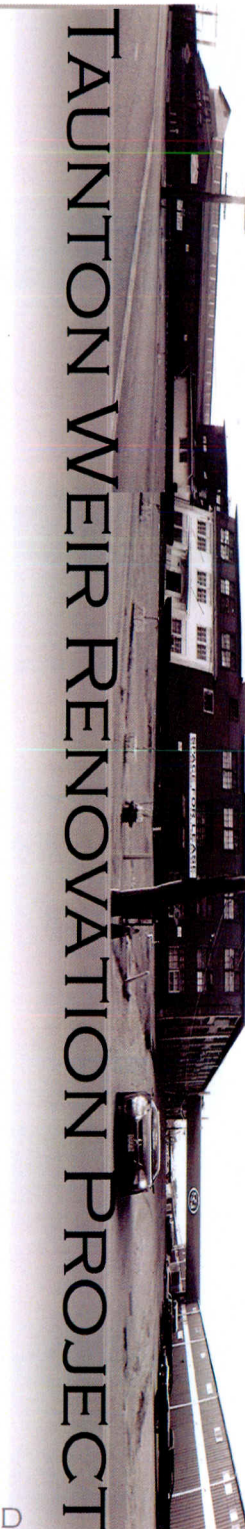
MIXED INCOME MEDIUM DENSITY, LOW-RISE HOUSING COMPLEXES WILL BE INTRODUCED THROUGHOUT THE SITE WITH THE GOAL TO DRAW FIRST-TIME HOME BUYERS AS WELL AS MIDDLE AND LOW INCOME FAMILIES, YOUNG AND OLD. MIXED-USE BUILDINGS WILL ALSO BE BROUGHT INTO THE SITE WITH APARTMENT STYLE HOUSING OPTIONS WITH VIEWS TO THE RIVER.

THE PUBLIC STREETS HAVE LOST THEIR VALUE AS CENTERS OF CULTURE AND ACTIVITY. STREETS HAVE INSTEAD BECOME CHANNELS FOR TRUCKS AND CARS, CREATING A DIRTY PLACE THAT IS NOW LOOKED DOWN UPON, INSTEAD OF BEING CELEBRATED.

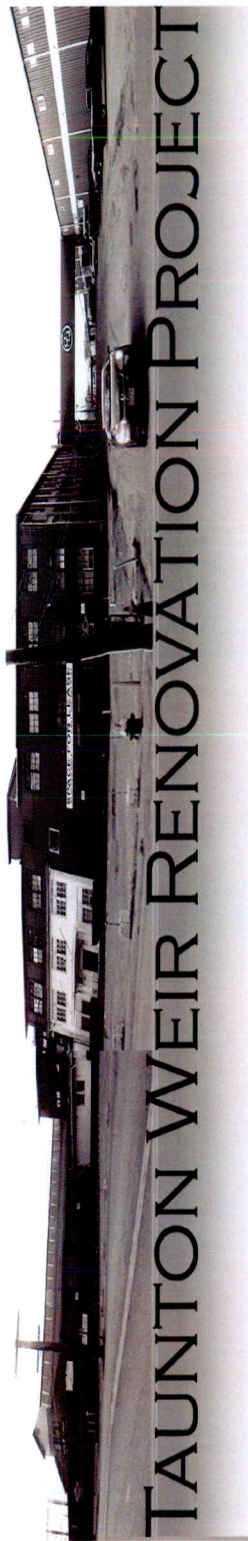
WITH NEW URBANIST IDEALS IN MIND, THIS PROJECT WILL RE-ESTABLISH PEDESTRIAN USE AND ACTIVITY ALONG THE STREET-SCAPE, CREATING RELATIONSHIPS AND DAILY OCCURRENCES, FROM WHICH WEIR VILLAGE WAS ESTABLISHED YEARS PRIOR.

ZONING HAS CREATED A BARRIER IN THE ABILITY TO CREATE A MIXED-USE HIGHLY FUNCTIONAL SITE. INSTEAD, RESIDENTIAL AND COMMERCIAL AREAS ARE SEPARATED BY MILES OF TRAVEL AND FOCUS ON VEHICULAR MOVEMENT. CHANGING ZONING CODES TO ALLOW FOR MIXED-USE DEVELOPMENT WOULD BOTH HELP THE ECONOMY AND THE ENVIRONMENT ALIKE.

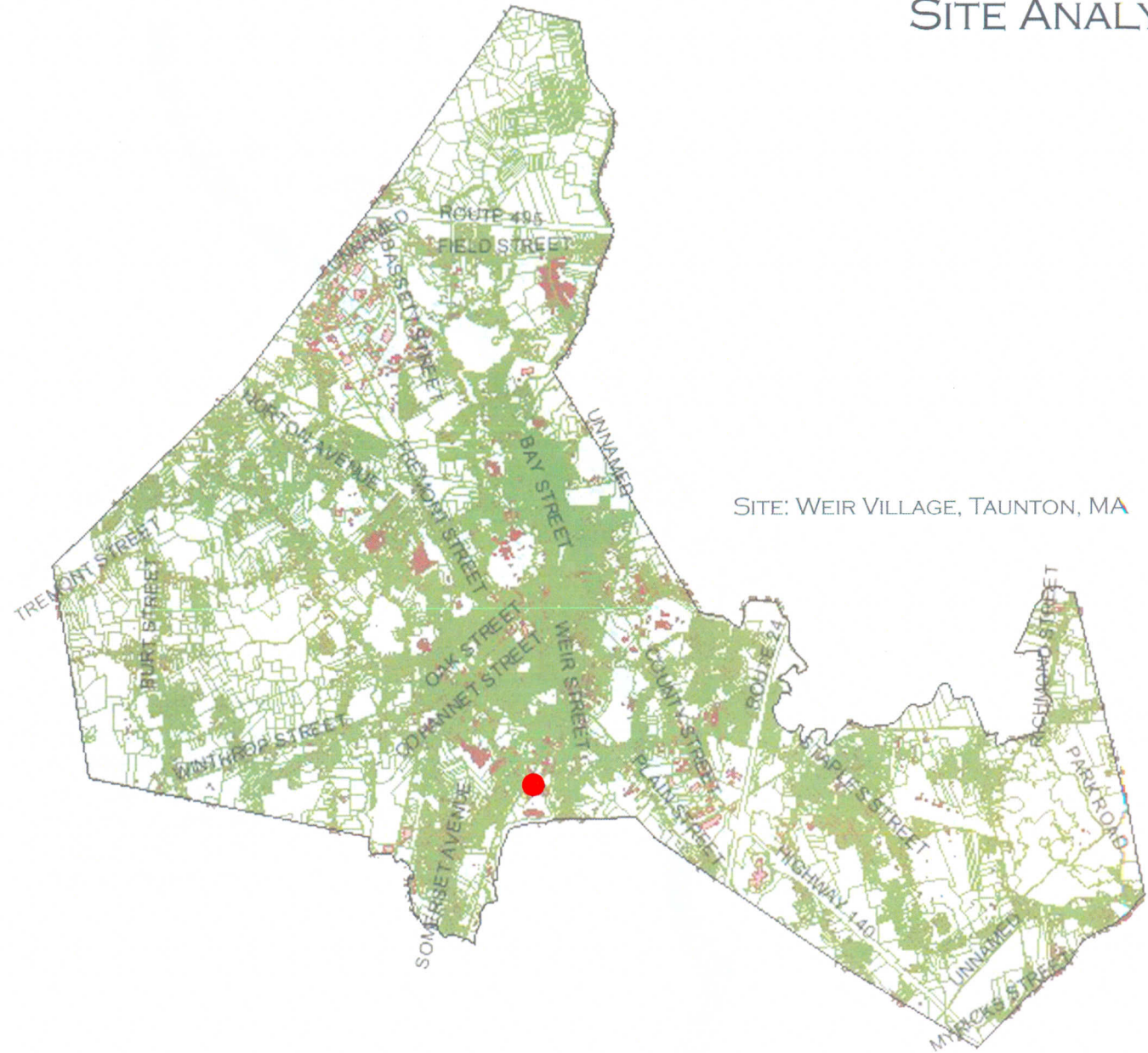
THE WEIR'S HISTORY SHOWS THE ECONOMIC POTENTIAL OF THE SITE WITH PROPER DEVELOPMENT AND ACCESSIBILITY TO SURROUNDING DISTRICTS. THE AREA NEEDS TO REINVENT ITS SENSE OF COMMUNITY AND REGAIN ITS CHARACTER BACK. ALTHOUGH IT NO LONGER FUNCTIONS AS THE INDUSTRIAL CENTER IT ONCE WAS, THE SITE NOW PROVIDES LARGE POTENTIAL AS A NEW URBAN COMMUNITY.





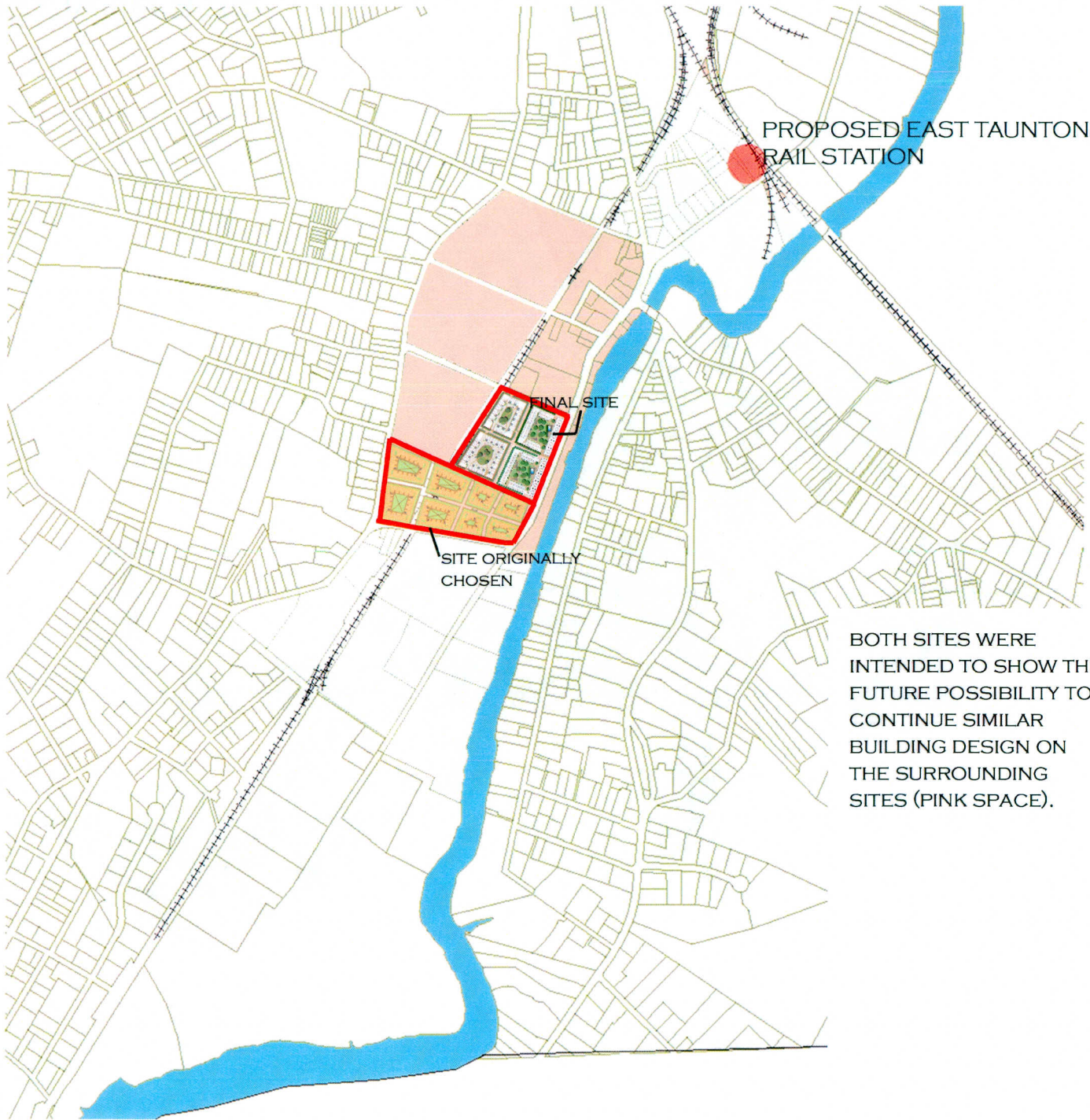


# SITE ANALYSIS



SITE: WEIR VILLAGE, TAUNTON, MA



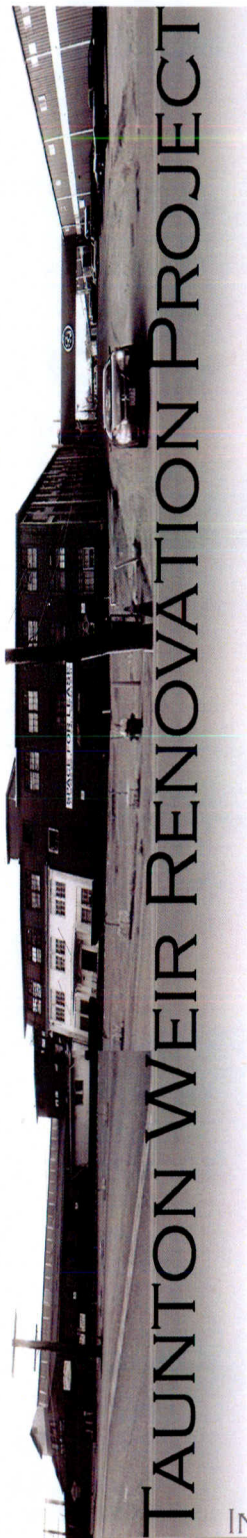


BOTH SITES WERE  
INTENDED TO SHOW THE  
FUTURE POSSIBILITY TO  
CONTINUE SIMILAR  
BUILDING DESIGN ON  
THE SURROUNDING  
SITES (PINK SPACE).

# TAUNTON WEIR RENOVATION PROJECT







# TAUNTON WEIR RENOVATION PROJECT

INDEPENDENT PROJECT PROPOSAL



## SITE ANALYSIS



- A. LOCATION: 36 SECOND ST., OWNER: CITY OF TAUNTON
- B. LOCATION: 350 SOMERSET AVE., OWNER: HATHAWAY FAMILY REALTY LLC
- C. LOCATION: 450 SOMERSET AVE., OWNER: ABATECOLA, JOYCE A. (NEW DEVELOPMENT)
- D. LOCATION: 528 WEIR ST., OWNER: CITY OF TAUNTON (FIRE HOUSE)
- E. LOCATION: 175 WEST WATER ST., OWNER: WEIR RIVER VIEW LLC
- F. LOCATION: 267 WEST WATER ST., OWNER: KC PROPERTIES NOMINEE TRUST
- G. LOCATION: 391 WEST WATER ST., OWNER: BRICKMILL PROPERTIES INC.
- H. LOCATION: WEST WATER ST., OWNER: CITY OF TAUNTON (OLD FB ROGERS SILVER MILL)
- I. LOCATION: WEST WATER ST., OWNER: FELT MANAGEMENT LLC
- J. LOCATION: 491 WEST WATER ST., OWNER: BAYSTATE INDUSTRIAL PROPERTY I
- K. LOCATION: WEST WATER ST., OWNER: CITY OF TAUNTON
- L. LOCATION: FIRST ST., OWNER: NU-BRITE CHEMICAL CO INC.
- M. LOCATION: 120 INGELL ST., OWNER: WEIR ROBERTSON LIMITED PARTNERSHIP
- N. LOCATION: 245 WEST WATER ST., OWNER: CROSS MERRILL N TR
- O. LOCATION: 15 FIFTH ST., OWNER: TAUNTON FIFTH STREET LLC
- P. LOCATION: 24 WEIR AVE., OWNER: ZOLL THOMAS M TRUSTEE

JESSICA LYNN HARWOOD





## TAUNTON'S "SILVER CITY" LEGACY

LOCATED ON THE SITE IS THE HISTORICALLY KNOWN F.B. ROGERS SILVER FACTORY. THE AREA HAS RECENTLY BEEN ASSIGNED A BROWN FIELD STATUS AND GIVEN FUNDS BY LOCAL, AS WELL AS NATIONAL, ORGANIZATIONS TO CLEAN THE AREA FOR RENOVATION AND OR REBUILDING.

LOCATED ALONG WEST WATER STREET AND THE THREE MILL RIVER ON A SLIVER OF LAND NO MORE THAN 70 FEET WIDE, THE OLD FACTORY BUILDING SHOWS THE REMAINS OF TRADITIONAL TAUNTON FACTORY ARCHITECTURE WITH BRICK FACADES AND LARGE WINDOWS.

CLEARLY THE TARGET OF VANDALISM, THE EXTERIOR OF THE BUILDING HAS SUFFERED YEARS OF DETERIORATION BOTH FROM NATURAL CAUSES AND PURE BRUTALITY.



## TAUNTON WEIR RENOVATION PROJECT





# TAUNTON WEIR RENOVATION PROJECT



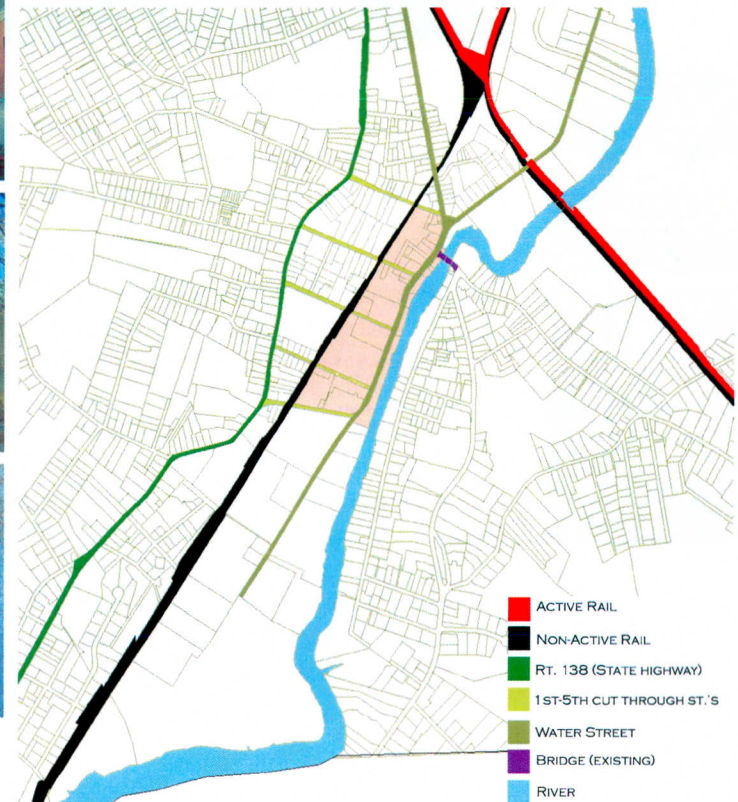
## SITE ANALYSIS

THE SITE CONTAINS AN OLD UNUSED RAIL LINE THAT RUNS PARALLEL WITH THE TAUNTON THREE MILL RIVER. THE RAIL LINE ORIGINALLY RAN TO FALL RIVER, MA BUT WAS CLOSED DOWN AFTER BRIDGE DEMOLITION.

OVER-PASSES AND GRADE-LEVEL TRACKS STILL REMAIN, AS A REMINDER OF THE SITE'S PREVIOUS ACTIVITY AND PROSPERITY.

THE TRACKS NOW EXIST WITHIN YARDS OF OVERGROWN WEEDS AND CUT THROUGH PEOPLE'S LAWNS.

THE RAIL LINE'S LOCATION IS AN IDEAL PLACE FOR A NEW THROUGHWAY ROAD OR PEDESTRIAN PATH, CUTTING THROUGH THE SITE LONGITUDINALLY, EVENTUALLY MEETING UP WITH LIVE TRACKS TO THE NORTH END OF THE SITE WHERE TAUNTON IS PROPOSING A NEW TRAIN STATION.







## THE WEIR VILLAGE RIVERFRONT PARK

CREATED AFTER CLEANING  
THE ONCE POLLUTED AREA,  
THE WEIR CORPORATION  
DEVELOPED THE PARK  
DESIGN AND OBTAINED  
FUNDS AND DONATIONS TO  
MAKE IT ALL HAPPEN.  
HOURS OF VOLUNTEER  
WORK WAS PUT INTO THE  
PROJECT.



MBTA New Bedford/Fall River Commuter Rail Extension

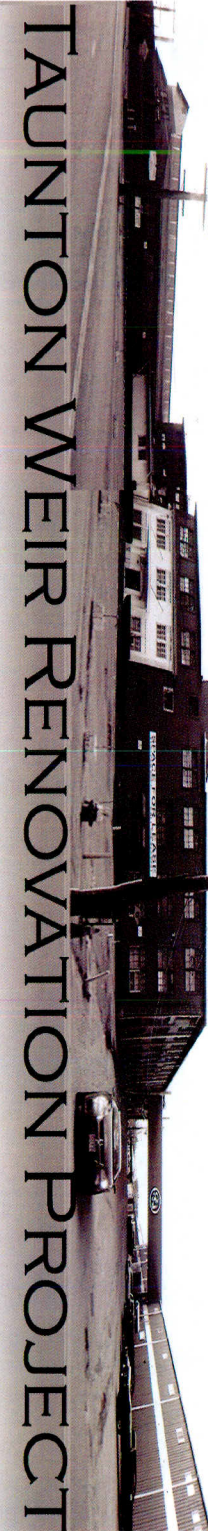
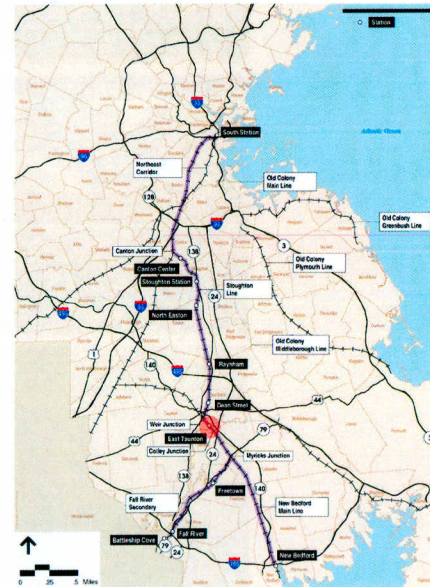
THE SITE FOR MY PROPOSAL CONSISTS OF  
THE LAND TO THE WEST OF THE TAUNTON  
RIVER, BORDERED BY THE INACTIVE RAIL  
LINE.

TO THE EAST ACROSS THE TAUNTON  
RIVER THERE ARE MANY SINGLE FAMILY  
HOUSES WITH MEDIUM SIZED LOTS.

TO THE WEST, ON THE OTHER SIDE OF THE  
INACTIVE RAIL LINE, THERE ARE MANY  
SINGLE FAMILY HOUSES AND TRIPLE DECK-  
ERS.

ALONG THE WEST SIDE OF THE RIVER IS  
THE NEWLY REFURBISHED WEIR VILLAGE  
RIVERFRONT PARK.

## Project Overview - Stoughton Alternative



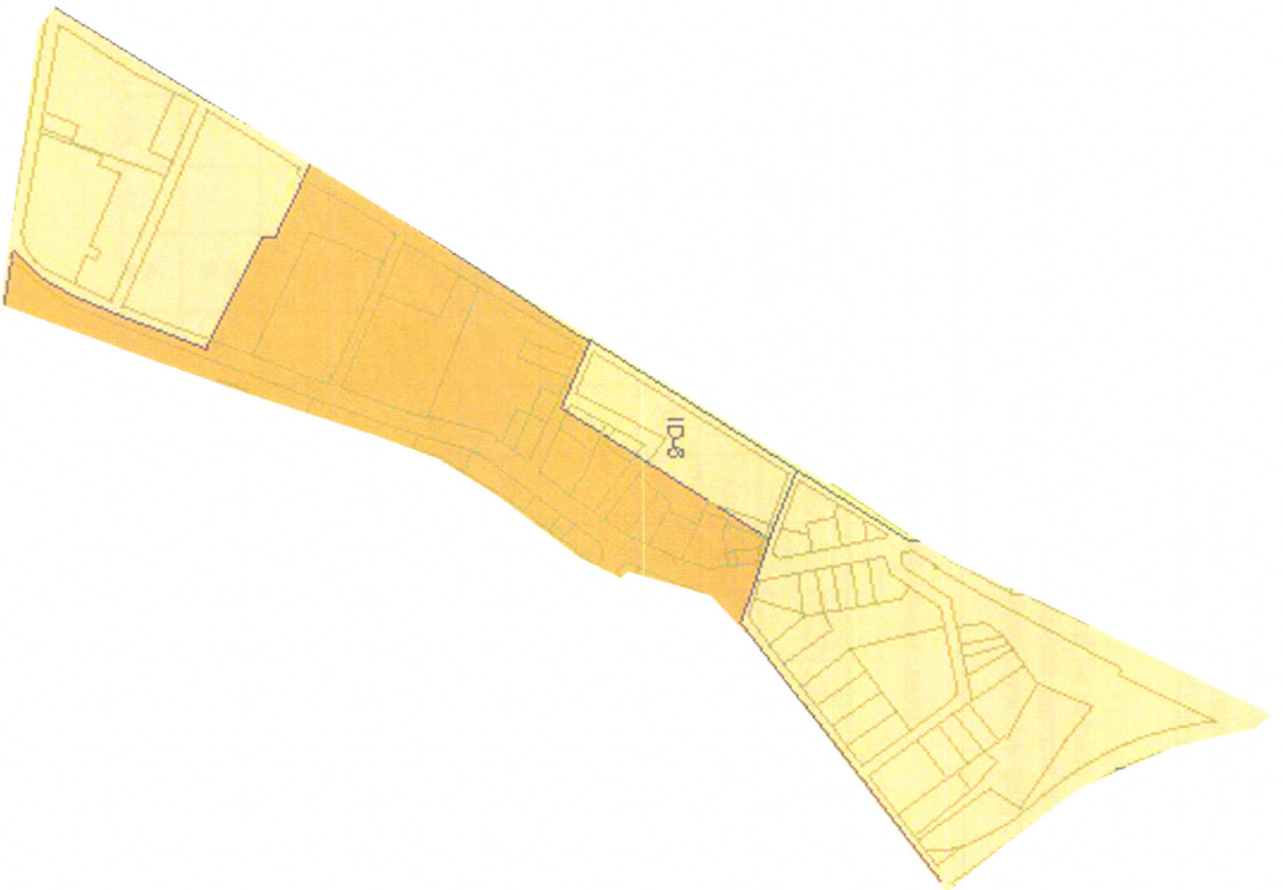




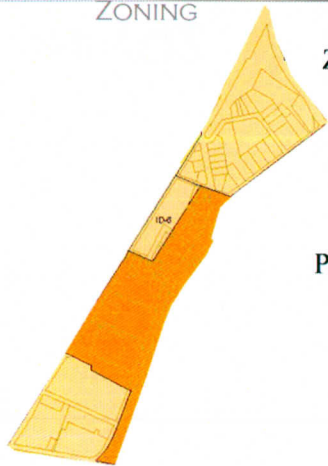
# TAUNTON WEIR RENOVATION PROJECT

INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD



ZONING



Zones within Site: Classified Brownfield Site

Building District (Orange)  
Residential District (Yellow)  
Industrial District (Peach)

**Proposal:**

To convert all Industrial plots to Mixed-Use areas  
To increase density within existing residential areas as well as to propose new housing developments

**Section 6.3 Intensity Of Use Table**

District	Min. Lot Area *1	Min. Dry Lot Area*1	Minimum Contiguous Frontage	Min. Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height in Stories	Maximum Height in Feet	Maximum Percent Total lot Coverage *2	Maximum Percent Structure Lot Coverage*3	Maximum FAR to (GFA) Lot Size *4	Other Density Standards
<b>Rural Residential</b> All Lots	60,000	43,560	150	40	25	30	2.5	35	40	20	0.5	10 *7
<b>Suburban Residential</b> All Lots	30,000	22,500	125	25	15	20	2.5	35	40	20	0.5	20 *7
<b>Urban Residential *5</b> Residential, 1 to 3 units and non-residential Other Residential *6	15,000 3AC	11,250 43,560	100 150	25 40	15 40	20 40	2.5 3	35 40	60 75	40 40	1 -	- 6 un/ac
<b>Office District</b> Residential Non-Residential	15,000 10,000	11,250 7,500	100 100	25 25	15 15	20 20	2.5 5	35 70	- 80	40 40	- 1.2	- -
<b>Business District*8</b> Residential Non-Residential	15,000 5,000	11,250 5,000	100 50	25 10	15 5	20 10	2.5 3	35 40	- 90	40 90	- 2.5	- -
<b>Highway Business</b> Residential, 1 to 3 units Other Residential Non-Residential Motel	15,000 15,000 15,000 30,000	11,250 11,250 11,250 22,500	100 150 150 200	25 50 30 40	15 25 30 40	20 50 30 40	2.5 2.5 3 2.5	35 35 40 35	- - 80 -	40 20 40 40	- - 1.5 -	- - - -
<b>Industrial</b> Residential Non-Residential	60,000 1.5 AC	43,560 1AC	150 150	40 35	25 35	30 50	2.5 3	35 50	- 80	20 60	- 1	- -
<b>Central Business District</b> Residential, 1-3 units All other Lots*8	10,000 5,000	5,000 5,000	50 50	15 0	5 3	10 0	2.5 5	35 50	- 90	40 90	- 4.5	- 30*9

### 8.5.2.10 Taunton River Valley

All that land along or sloping toward the Taunton River that is at or below an elevation of sixteen (16) feet above mean sea level, U.S.G.S., upstream of the confluence of the Taunton and Three Mile Rivers.







## ZONING

### 14.1.3.1 Cluster Housing: Allowable Uses

As allowed in the zoning district which contains the Cluster Residential Development, and:

Rural Res. - single family

Suburban Res. - two family

### 14.1.3.2 General Dimensional Requirements

Single family, duplex and multifamily cluster may be constructed with each structure on a separate lot or with all structures on a single lot under common ownership. All dimensional requirements of the zoning district which contains the Cluster Residential Development shall be followed, unless modified by the provisions of the Cluster Residential Development ordinance.

The following dimensional requirements shall apply:

	Suburban Residential		Rural Residential	
	Multiple Lots	Single Tract	Multiple Lots	Single Tract
Min. Tract Size	10 AC	10 AC	20 AC	20 AC
Min. Tract Frontage	50'	50'	50'	50'
Min. Buffer Zone*	75'	75'	100'	100'
Maximum Height:				
Single fam., two fam.	35'	35'	35'	35'
Multifamily	40'	40'	40'	40'
Maximum Stories:				
Single fam., two fam.	2 1/2	2 1/2	2 1/2	2 1/2
Multifamily	3	3	3	3
Min. Individual Lot Dimensions:				
Lot Area, per unit	15,000 s.f.	NA	30,000 s.f.	NA
Maximum Units per Structure	5	5	5	5
Minimum Open Space Requirement:				
Single fam., duplex	40%	50%	40%	50%
Multifamily	50%	60%	50%	60%
Min. Distance Between Dwelling Structures	35'	35'	50'	50'
Min Setback for all Non-dwelling Structures	7.5'	7.5'	15'	15'

Frontage, setbacks, side and rear yard dimensions shall be guided by the characteristics of the site, proposed structures, the nature of the existing built environment in the area, and principles of good site planning. Zero lot line development is permitted.

14.1.5.1 Common Open Space: Purpose

The location and layout of the Common Open Space shall take into account, preserve, and where appropriate promote such features of the parcel as rivers, ponds, wetlands, historic sites, wildlife habitats, unique geological or botanical areas or features, existing or potential trails, paths, and open space links, and sites for active recreation. The Common Open Space shall have restrictions placed on it to insure that no buildings or roadways can be built on it in the future.

14.1.5.4 Ownership of Common Open Space

Such open land shall either be conveyed to (1) the City of Taunton and accepted by it for park or open space use; (2) to a non-profit organization the principal purpose of which is the conservation of open space, or (3) to a corporation or trust owned or to be owned by the owners of lots or residential units within a Cluster Residential Development.

14.2.4 Affordability Structure: Pricing Standards

As part of the application, a market plan will be submitted proposing the breakdown and price structure for all units in the development. Further affordable units, the following standards shall apply in calculating prices:

Sale Units:

- (1) The mortgage interest rate shall reflect a rate at which a fixed rate mortgage is realistically available from conventional lenders in the area. Exceptions can be made if (a) the developer buys down the mortgage, or (b) if the developer obtains a commitment of mortgage funds at a lower interest rate from the Massachusetts Housing Finance Agency. With regard to a buydown, the bought-down interest rate should only apply if the rate of increase in the mortgage interest rate is  $\frac{1}{2}$  of 1% per year or less.
- (2) The amount of mortgage payment should be based on a down payment of 5%
- (3) Property taxes shall be calculated on the basis of the current rate in the municipality
- (4) Insurance and homeowner's association fees shall be set at realistic levels, based on the best applicable experience. Where a blanket hazard insurance policy is taken out by the homeowner's association, insurance need not be included as a separate cost category.

14.2.4.2 Unit Composition

- (1) With regard to the middle income units: 100% of the middle income units shall be affordable to households earning 88.5% of the middle income ceiling, or 106% of the area median income, adjusted for family size;
- (2) With regard to the moderate income units: 50% of the moderate income units shall be affordable to households earning 90% of the moderate income ceiling, or 72% of the area median income, adjusted for family size; 50% of the moderate income units shall be affordable to households earning 75% of the moderate income ceiling, or 60% of the area median income, adjusted for family size; preference in purchase or rental of these units shall be given to moderate income households earning less than 90% of the moderate income ceiling.
- (3) With regard to the low income units: 50% of the low income units shall be affordable to households earning less than 90% of the low income ceiling, or 45% of the area median income adjusted for family size; 50% of the low income units should be affordable to households earning 75% of the low income ceiling, or 37.5% of the area median income, adjusted for family size; preference in purchase or rental of these units shall be given to low income households earning less than 90% of the low income ceiling.





## ZONING

### 14.2.4.3 Required Affordable Units

Applications under this section shall meet one of the following thresholds for affordable housing:

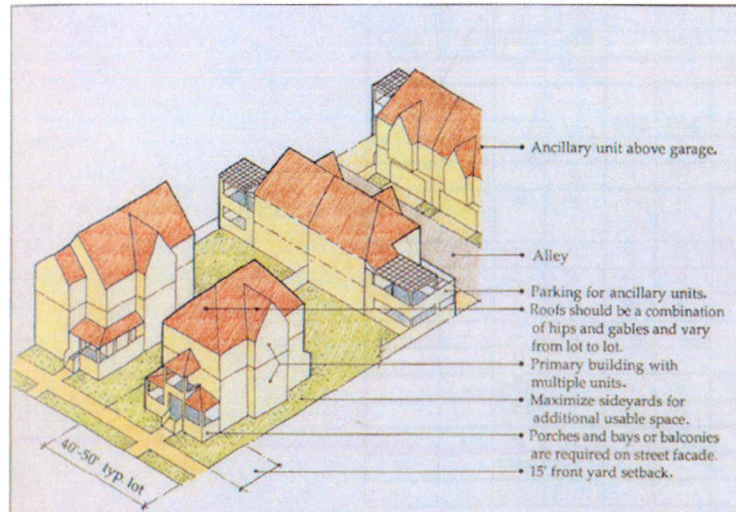
% of all Units    Type of unit provided

10%	Units donated to the THA or to other non- profit agency approved by the Municipal Council or;
15%	Units purchased by the THA at not more than EOCD maximum allowable reimbursement prices and;
15%	Sold or rented to low income households according to the distribution in Section 14.2.4.2 and pricing in Section 14.2.4.1 or;
25%	Sold or rented to moderate income households according to the distribution in Section 14.2.4.2 and pricing in Section 14.2.4.1. and;
100%	Of the above sold or rented to middle income households according to the distribution in Section 14.2.4.2 and pricing in Section 14.2.4.1.

If the housing agencies do not have the funding to purchase the units or maintain the donated units then the option should be transferred to add 15% of the total units in the development to the second option.

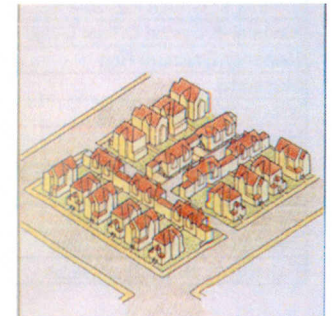
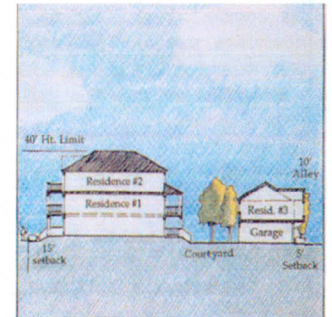
### HIGH DENSITY HOUSING UNITS

The Next American Metropolis  
- Calthorpe



### A TYPICAL HOUSING UNIT AND HOUSING BLOCK SET UP.

The Next American Metropolis  
- Calthorpe





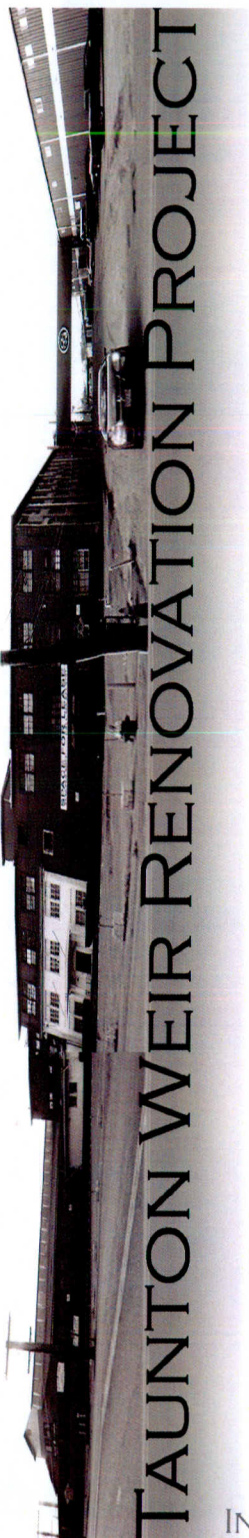
## SECTION 5.2

Use	District										
	RRD	SRD	URD	BD	CBD	OD	HBD	ID	OSC	FLPLN	
With entertainment	-	-	-	SP2	SP2	SP2	SP2	SP2	-	-	
Feathers/felt/fur/leather Curing/dyeing/processing	-	-	-	-	-	-	-	P	-	-	
Fertilizer- Manufacture	-	-	-	-	-	-	SP2	P	-	-	
Fish Market	-	-	-	P	P	-	P	SP1	-	-	
Fitness Clubs	-	-	-	P	P	-	P	SP1	-	-	
Food/ Fish Processing	-	-	-	-	-	-	-	P	-	-	
Funeral establishment	-	-	SP1	P	P	-	P	-	-	-	
Garbage Incineration/reduction	-	-	-	-	-	-	-	SP2	-	-	
Gas- Manufacture	-	-	-	-	-	-	-	SP2	-	-	
Gas- Private Utility	-	-	-	SP2	SP2	-	SP2	SP2	-	-	
Gas- Public utility	-	-	-	SP2	SP2	-	P	P	-	P	
Gas- Storage < 2500 cuft	-	-	-	-	SP2	-	SP2	SP2	-	-	
Gas-storage > 2500 cuft	-	-	-	-	-	-	-	SP2	-	-	
Generating plant steam/electric	-	-	-	-	-	-	-	SP2	-	-	
Glass products- manufacture	-	-	-	SP1	-	-	SP1	P	-	-	
Golf Course	P	P	P	P	-	-	-	-	-	P	
Golf- Indoor /Outdoor Range	-	-	-	P	SP1	-	P	P	-	-	
Grain Storage	-	-	-	-	-	-	-	P	-	-	
Gymnasiums	-	-	-	P	P	-	P	P	-	SP1	
Heavy Industrial/ Manufacturing (unless specified elsewhere)	-	-	-	-	-	-	-	P	-	-	
Helicopter Landing Facility	-	-	-	SP2	SP1	SP2	SP2	SP2	-	-	
Hospitals- no custodial care is provided for drug addicts, alcoholics, mentally ill/deficient	SP2	SP2	SP2	SP2	SP2	SP2	SP2	-	-	-	
Hospitals- For care of drug addicts alcoholics, mentally ill or deficient	-	-	-	SP2	SP2	-	-	-	-	-	
Hotels/ motels	-	-	-	SP2	SP1	SP2	P	SP1	-	-	
Ice Manufacture	-	-	-	SP1	-	-	SP1	P	-	-	
Ice/ Roller Skating Rink in/outdoor	-	-	-	-	SP1	-	SP1	SP1	P	SP1	
Ink/Ribbon Manufacture	-	-	-	SP2	-	-	SP2	P	-	-	
Laboratories-Research not used in relation to Hospital/school	-	-	-	SP1	SP1	SP1	-	SP1	-	-	
Laundries/ dry cleaning-	-	-	-	P	P	-	P	SP1	-	-	
Libraries	-	-	-	P	P	P	P	-	-	-	
Light Industrial/ Manufacturing (unless specified elsewhere)	-	-	-	P	P	-	P	P	-	-	
Medical & Dental Office/ Clinic	-	-	-	P	P	P	P	SP1	-	-	
Meeting/ Banquet Hall	-	-	-	P	P	P	P	SP1	-	-	
Museums	-	-	-	P	P	P	P	-	-	-	
Newspaper Publishing	-	-	-	P	P	SP1	P	P	-	-	
Newsstands	-	-	-	P	P	P	P	P	-	-	
Offices (unless classified elsewhere)	-	-	-	P	P	P	P	SP1	-	-	
Offices in Dwelling	-	-	P	P	P	P	P	SP1	-	-	
Parking Garage- off street	-	-	-	P	P	P	P	P	-	-	
Petroleum products refining	-	-	-	-	-	-	-	SP2	-	-	
Petroleum products-storage	-	-	-	-	-	-	SP2	SP2	-	-	

## TAUNTON WEIR RENOVATION PROJECT







# TAUNTON WEIR RENOVATION PROJECT

## ZONING

### SECTION 5.2

Use	District									
	RRD	SRD	URD	BD	CBD	OD	HBD	ID	OSC	FLPLN
Photography Studio	SP1	SP1	SP1	P	P	-	P	SP1	-	-
Plastics product manufacture	-	-	-	SP2	SP2	-	SP2	P	-	-
Pool/ Billiard Rooms	-	-	-	SP1	SP1	-	SP1	-	-	-
Post Office	-	-	-	P	P	P	P	P	-	-
Printing- Copy/ Retail	-	-	-	P	P	P	P	P	-	-
Printing -Plant	-	-	-	-	-	-	-	P	-	-
Prisons	-	-	-	-	-	-	-	SP2	-	-
Processing (unless classified elsewh	-	-	-	SP2	SP2	-	SP2	P	-	-
Radar Facility	SP2	SP2	SP2	SP2	SP2	-	SP2	SP2	-	-
Radio Studio	-	-	SP1	P	P	-	P	P	-	-
Radio Studio w/ Audience	-	-	-	SP1	P	-	SP1	P	-	-
Radio/ Television Facilities/Studios	-	-	-	P	P	SP1	P	P	-	-
Railroad Freight Terminal	-	-	-	SP2	-	SP2	SP2	P	-	-
Railroad Passenger Terminal	-	-	SP2	P	P	P	P	P	-	-
Rec. Center community center	SP1	SP1	SP1	P	P	-	P	SP1	-	-
Recreation Center indoors	-	-	-	P	P	-	P	P	-	-
Recreation center outdoors	SP1	SP1	SP1	-	-	-	-	SP1	-	SP1
Recycling, Biodegradable	-	-	-	-	-	-	-	SP2	-	-
Recycling, Other	-	-	-	-	-	-	P	P	-	-
Rental Estab./business	-	-	-	P	P	-	P	SP1	-	-
Repair establishment/ business	-	-	-	P	P	-	P	SP1	-	-
Retail Business,not classified elsewh	-	-	-	P	P	SP1	P	SP1	-	-
Schools	P	P	P	P	P	-	-	-	-	-
Services(unless classified elsewhere	-	-	-	P	P	P	P	SP1	-	-
Showroom	-	-	-	P	P	SP1	P	SP1	-	-
Soap/detergents Packaging	-	-	-	P	P	-	P	P	-	-
Solvent Extracting	-	-	-	-	-	-	-	P	-	-
Stadiums	-	-	-	-	-	-	SP2	SP2	SP2	-
Stores/Wholesale-	-	-	-	P	P	-	SP1	SP1	-	-
Tattoo Parlor/ Body Art	-	-	-	-	-	-	SP1	SP1	-	-
Telephone Facility/ exchange	SP1	SP1	SP1	SP1	SP1	P	SP1	P	-	-
Textiles/ Manufacture	-	-	-	SP2	SP2	-	SP2	P	-	-
Theaters	-	-	-	P	P	-	P	SP1	-	-
Truck/ tractor Terminal	-	-	-	-	-	-	SP2	SP2	-	-
Utility	SP2	-	-	SP2	SP2	-	P	SP2	-	-
Warehouses/ storage materials	-	-	-	SP1	SP1	-	SP1	P	-	-
Water/ Sewer- Disposol Plant	-	-	-	-	-	-	-	-	-	-
/Pumping Station	-	-	-	-	-	-	-	SP2	-	-
Wireless Communication Antenna	P	P	P	P	P	P	P	P	-	-
Wireless Communication Facility	SP2	SP2	SP2	SP2	SP2	SP2	SP2	SP2	-	-

### 7.3 OFF-STREET PARKING

#### 7.3.1 PARKING AND LOADING REQUIREMENTS

##### Minimum Parking Requirements

Residential Units: 2 spaces per unit  
 Assisted Living: 1 space per unit  
 Retail: minimum 3 spaces, plus 1 space per 300 square feet over 600 square feet gross floor area  
 Office: minimum 3 spaces, plus 1 space per 500 square feet over 1,000 square feet gross floor area  
 Industrial uses: minimum 3 spaces, plus 1 space per 700 square feet over 1,400 square feet gross floor area  
 Restaurants, hotel restaurant, cafeteria, hall, club, theater, bowling alley or other place of assembly:  
     Spaces equal in number to not less than half the seating capacity of each such establishment.  
 Miscellaneous Uses: minimum 3 spaces, plus 1 space per 300 square feet over 600 square feet gross floor area

Parking Space size: 9 feet by 18 feet, exclusive of driveways

Minimum Aisle Width: The aisle width between parking spaces shall not be less than 24 feet where parking is located on both sides of the aisle.

##### Special Provisions

An off-street parking area containing one hundred and sixty two (162) square feet of paved surface exclusive of driveways, shall be provided for each motor vehicle stored overnight or longer by an occupant of the premises.

Nonprofit membership clubs (yacht club, golf clubs, etc.) shall provide off-street parking on the premises so arranged to accommodate not less than one hundred automobiles, plus ten (10) additional spaces per hundred members of the club enrollment.

Parking and loading areas are to be graded, subsurfaced, with a non-dusting material, drained and suitably maintained to the extent necessary to avoid nuisance of dust, erosion, or any water flow onto streets or adjoining properties.

A parking area shall not be designed to interfere with loading or unloading zones, access driveways, or egress and ingress to the site.

No loading platform or receiving door shall be located in any front yard, or on the street side of any retail store or other commercial building except a gasoline filling station.

In the Business District and Central Business District parking may be waived or reduced by the Special Permit or Site Plan Review Granting Authority.

In Industrial Districts the following areas may be excluded in figuring the gross floor area: hallways, lobbies, boiler rooms and other unoccupiable space which shall be determined by the Building Commissioner or City Planner.

In industrial districts no more than 25% of the required parking shall be located in the front of the building.







## ZONING

### **10.4 APARTMENT BUILDING(s) ROW HOUSES COMPLEX(es) AND CONDOMINIUM BUILDINGS(s) CONTAINING FOUR OR MORE DWELLING UNITS.**

#### **10.4.1 Applicability and Procedure**

The following criteria shall apply to all requests for multi-family residential developments. A special permit for multi-family development shall be subject to the procedures set forth in Sections 3.4, 3.5 and 3.6 inclusive.

#### **10.4.2 General Criteria:**

In considering the granting of a special permit for the establishment of apartments, row houses, and other forms of multi-family structures, the Municipal Council (Council) shall take into consideration the needs of the community, the effect of the development upon the neighborhood and the community in terms of environmental impacts, socioeconomic impacts, municipal facilities, utilities, drainage, traffic, landscaping, and the health and welfare of the inhabitants. If, after consideration, the Council determines that the development is not in the best interest of the city for any of the aforementioned reasons, the application for said permit shall be denied.

#### **10.4.3 General Requirements**

For each development, the applicant shall submit twenty (20) copies of the proposed site plan to the City Planner's office in accordance with the Site Plan Review procedures of Section 15.

#### **10.4.4 The Site Plan**

The site plan shall conform to the standards set forth in Section 15.6.1.

#### **10.4.5 Dimensional Criteria**

The dimensional criteria for multi-family residential structures shall conform to the standards set forth in Section 6.3.

#### **10.4.6. Development Density**

Multi-family developments in the Urban Residential District shall have a maximum density of 6 units per buildable acre. In determining net buildable area for new construction, no wetland or flood plain areas (FIRM Zone A or the Taunton Flood Hazard District) shall be calculated into the buildable area - i.e. if total area equals 20 acres of which 10 acres are wetland or flood plain, the net buildable area is 10 acres and the allowed density is 10 acres x 6 units or 60 units.

#### **10.4.7 Water, Sewer and Drainage**

Design and plan content for water, sewer and drainage systems shall conform to the standards set forth in Section 15, Site Plan Review. Proposals to tie in to city utilities shall require the approval of the City DPW Commissioner and the Municipal Council.

#### **10.4.8 Parking**

All parking shall be at the side or rear of the building for which it is intended and all parking spaces shall be paved. No parking shall be allowed in the required front yard space nor within twenty-five feet of any other lot line. All parking areas shall be adequately landscaped. There shall be provided 2 spaces for each dwelling unit, except for elderly housing participating in a recognized government subsidy program, which shall require one and a half (1 1/2) spaces per unit.



**10.4.9 Interior Ways**

All interior ways used for vehicular traffic shall have a minimum pavement width of not less than twenty-four (24) feet.

**10.4.10 Open Space**

Open space shall be provided in appropriate places and every effort shall be made to preserve wooded areas or other site amenities. No open space shall be less than 50 feet in width, and all open space shall be open and unobstructed to the sky. Recreation structures such as swimming pools, cabanas and similar recreation buildings may be towards the open space requirement. A minimum of 25% of the total tract shall be designated as open space and no wetland areas shall be calculated as part of the minimum open space requirement.

The open space shall be preserved in accordance with and following the procedures of Section 14.5.1.4., and shall normally be conveyed to a corporation or trust owned or to be owned by the owners of lots or residential units within the Cluster Residential Development.

**10.4.11 Building Design and Location**

A maximum of eight (8) units is permitted per building.

Where more than one building is erected on a lot, it shall be separated from any building by a minimum of forty (40) feet and all buildings shall be set back a minimum of twenty-five (25) feet from any interior way and fifteen (15) feet from any parking area.

**10.4.12 Road Construction**

All interior roadways and parking areas shall be constructed in accordance with the subdivision rules and regulations of the City.

**10.4.13 Access and Egress**

For each lot there shall be not more than one entrance and exit driveway for each five hundred (500) feet of street frontage on which the lot faces.

**10.4.14 Utilities**

All utilities shall be placed underground.

**10.4.15 Fees**

There shall be an application fee of \$50 per unit requested in the application, with a minimum fee of \$150. Review and inspection fees shall be as established in the Municipal Council's Special Permit Rules and Regulations.

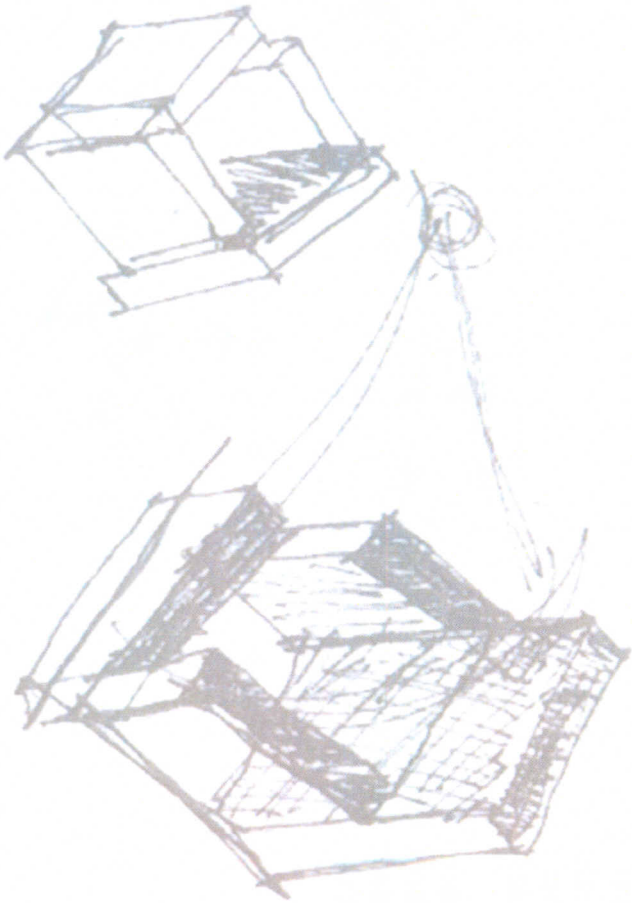




# TAUNTON WEIR RENOVATION PROJECT

INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD



PROCESS



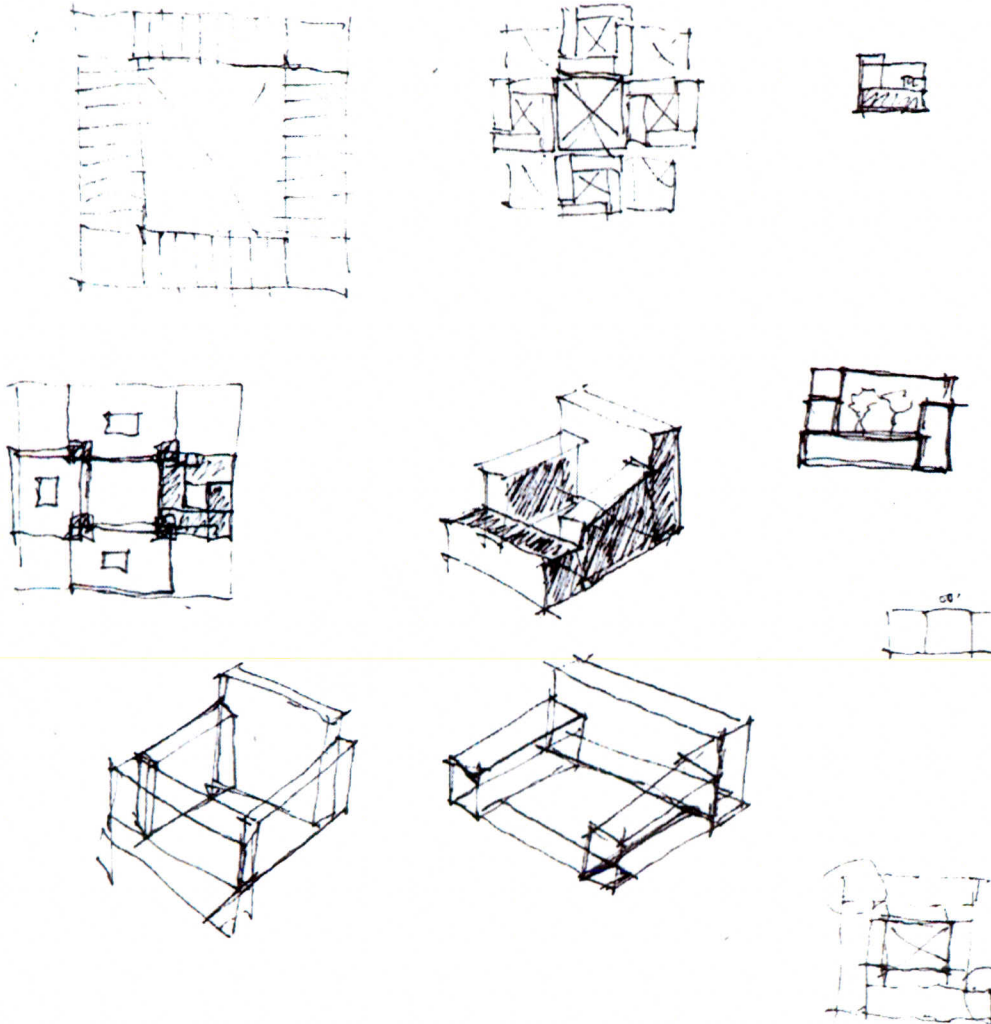
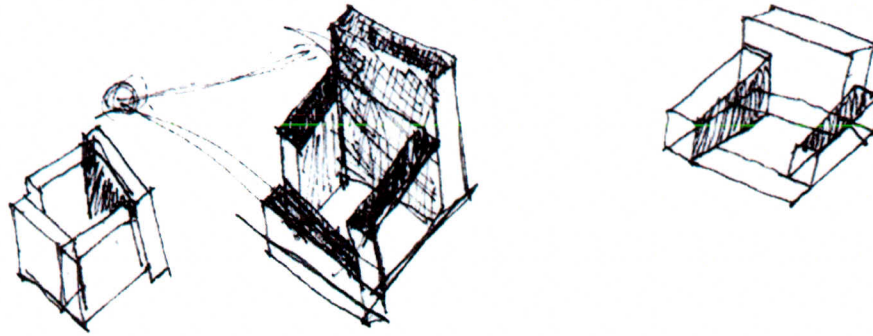
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### EARLY MASSING STUDIES

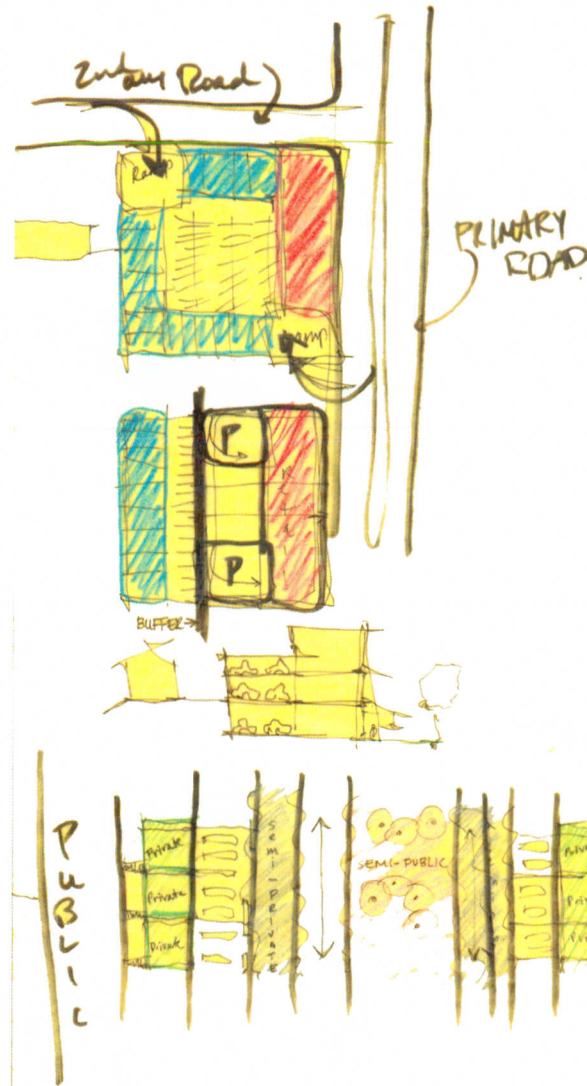
EXPLORING THE  
VARIOUS POSSIBILI-  
TIES OF PERIMETER  
BLOCK HOUSING  
OCCUPYING ALL 4  
SIDES, OR LEAVING  
ONE SIDE OPEN

REPETITIVE ROW  
HOUSING UNITS WITH  
INTERIOR COURT-  
YARDS

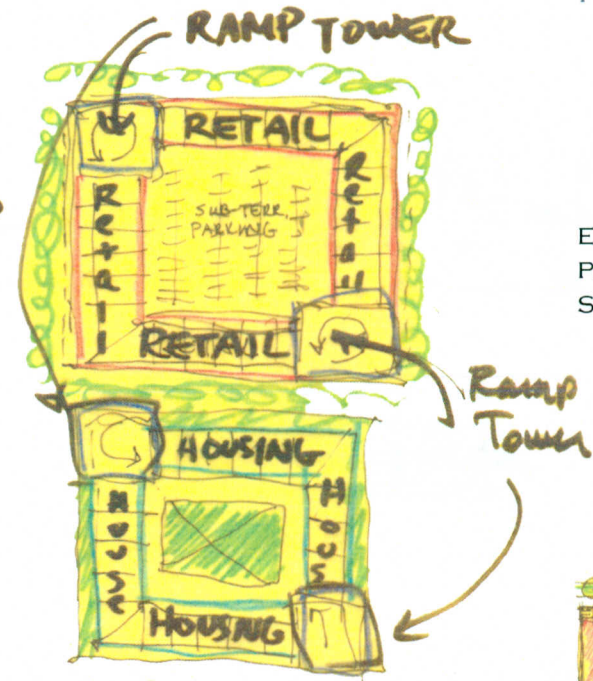
POSSIBLE SOLAR  
ORIENTATION WITH  
MASSING AND ROOF  
ANGLES



# TAUNTON WEIR RENOVATION PROJECT

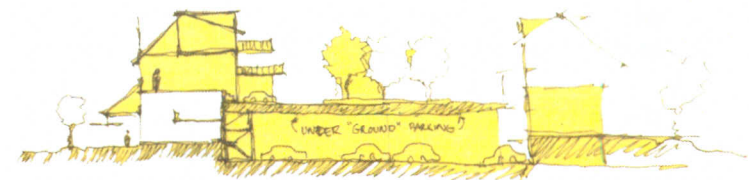
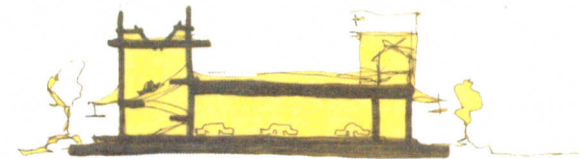
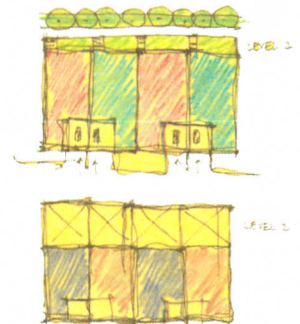


CREATION OF PUBLIC PARKING GARAGES BELOW PLYNTH COURTYARD HOUSING ALONG WEST WATER STREET WILL PROVIDE PARKING FOR VISITORS AND POTENTIAL SHOPPERS, AS WELL AS THOSE USING THE CIVIC SPACES. EACH GARAGE WILL HAVE APPROXIMATELY 75 PUBLIC SPACES SURROUNDED BY INDIVIDUAL PRIVATE SPACES DIRECTLY ACCESSIBLE BY THOSE LIVING IN THE UNITS ABOVE.

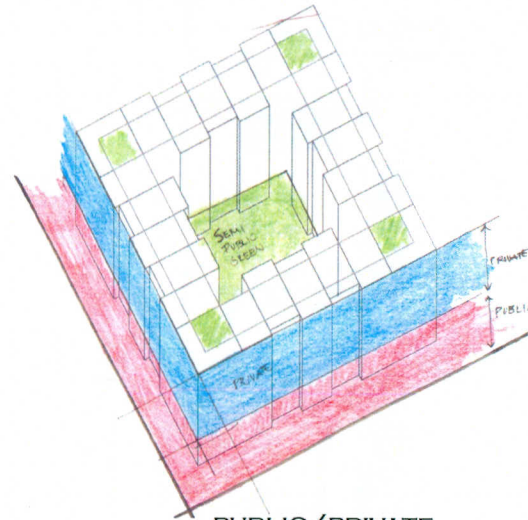
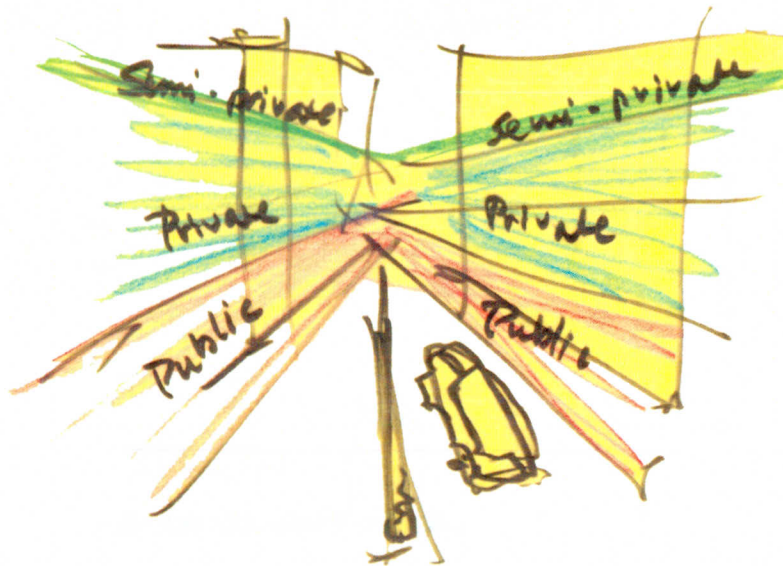
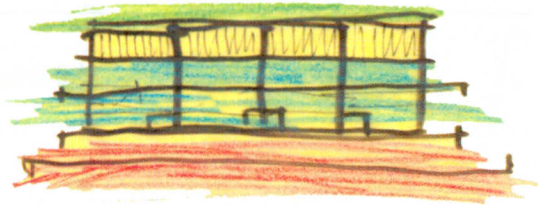
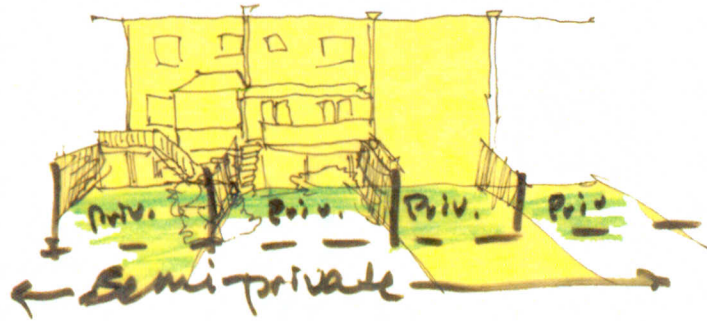


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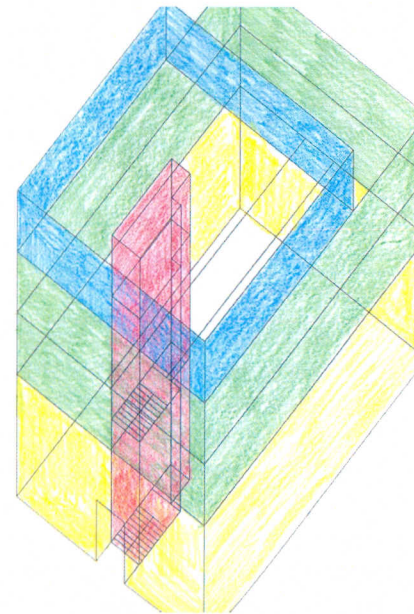
EARLY  
PARKING/UNIT  
STRATEGIES







PUBLIC/PRIVATE  
DESIGNATIONS



WITHIN A DENSELY POPULATED DESIGN, THE PROBLEM BETWEEN PUBLIC AND PRIVATE NEEDS TO BE ADDRESSED CAREFULLY.

THE PUBLIC SECTOR WILL BE ALONG THE STREET LEVEL OF THE PERIMETER BLOCKS ON THE PROPOSED BOULEVARD, WEST WATER STREET.



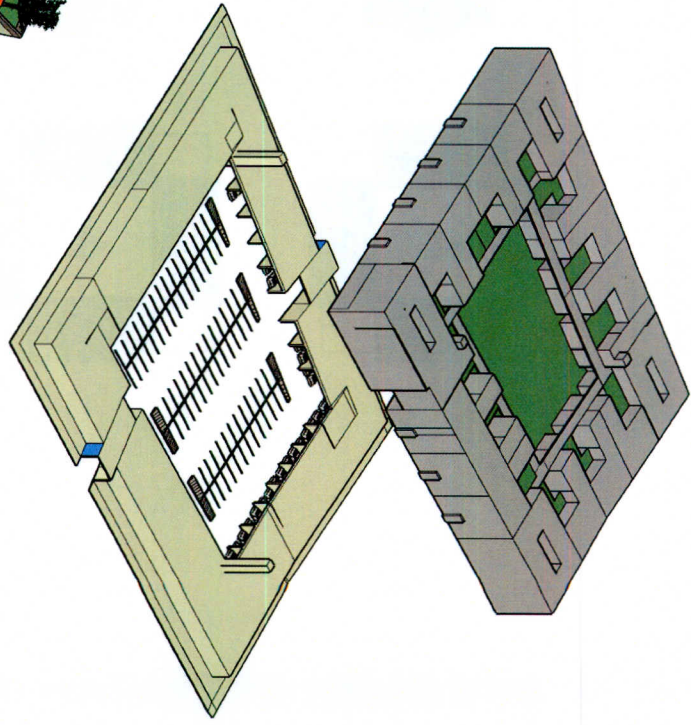
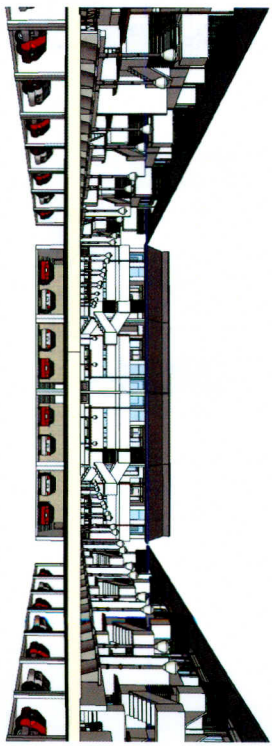
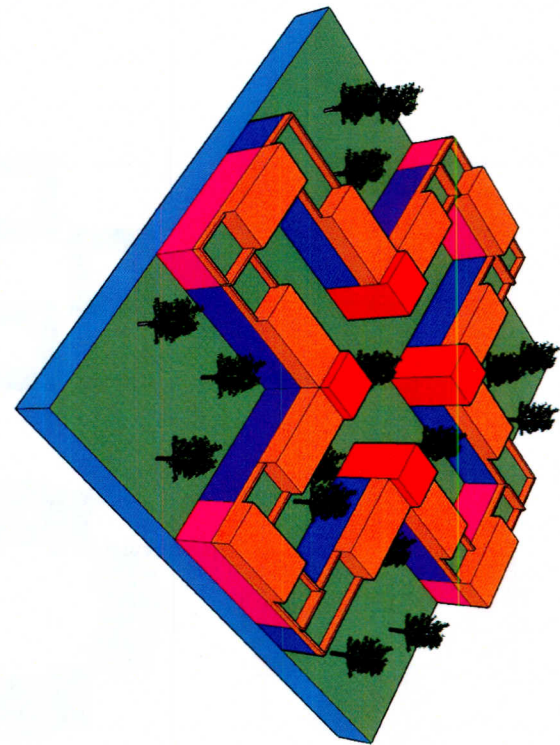
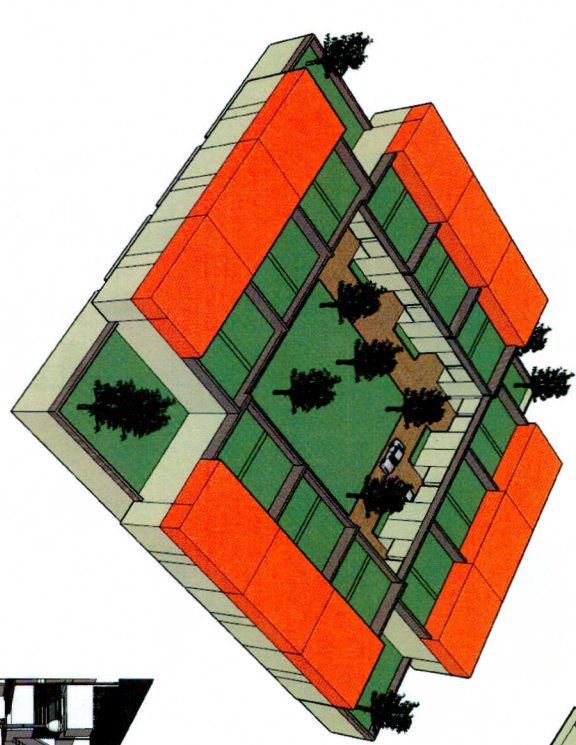




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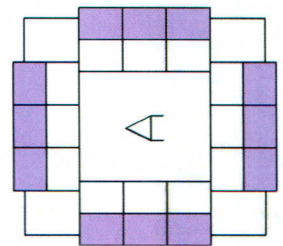
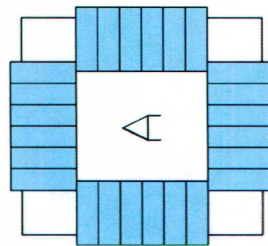
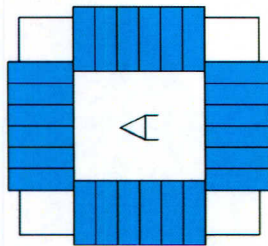
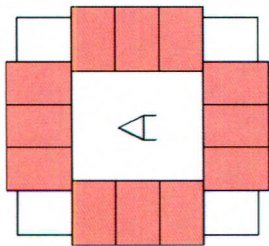
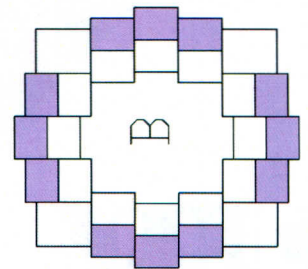
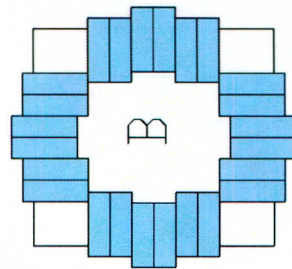
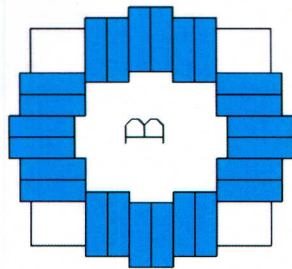
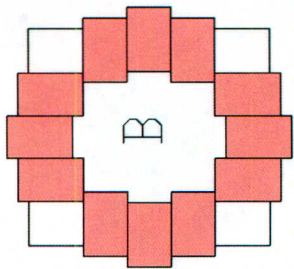
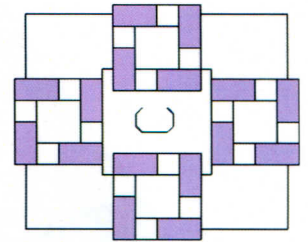
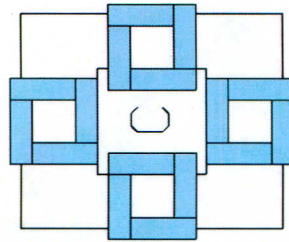
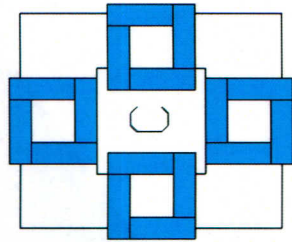
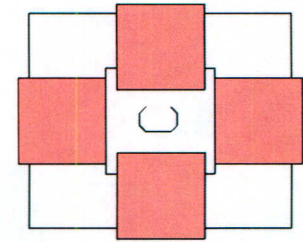
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# TAUNTON WEIR RENOVATION PROJECT

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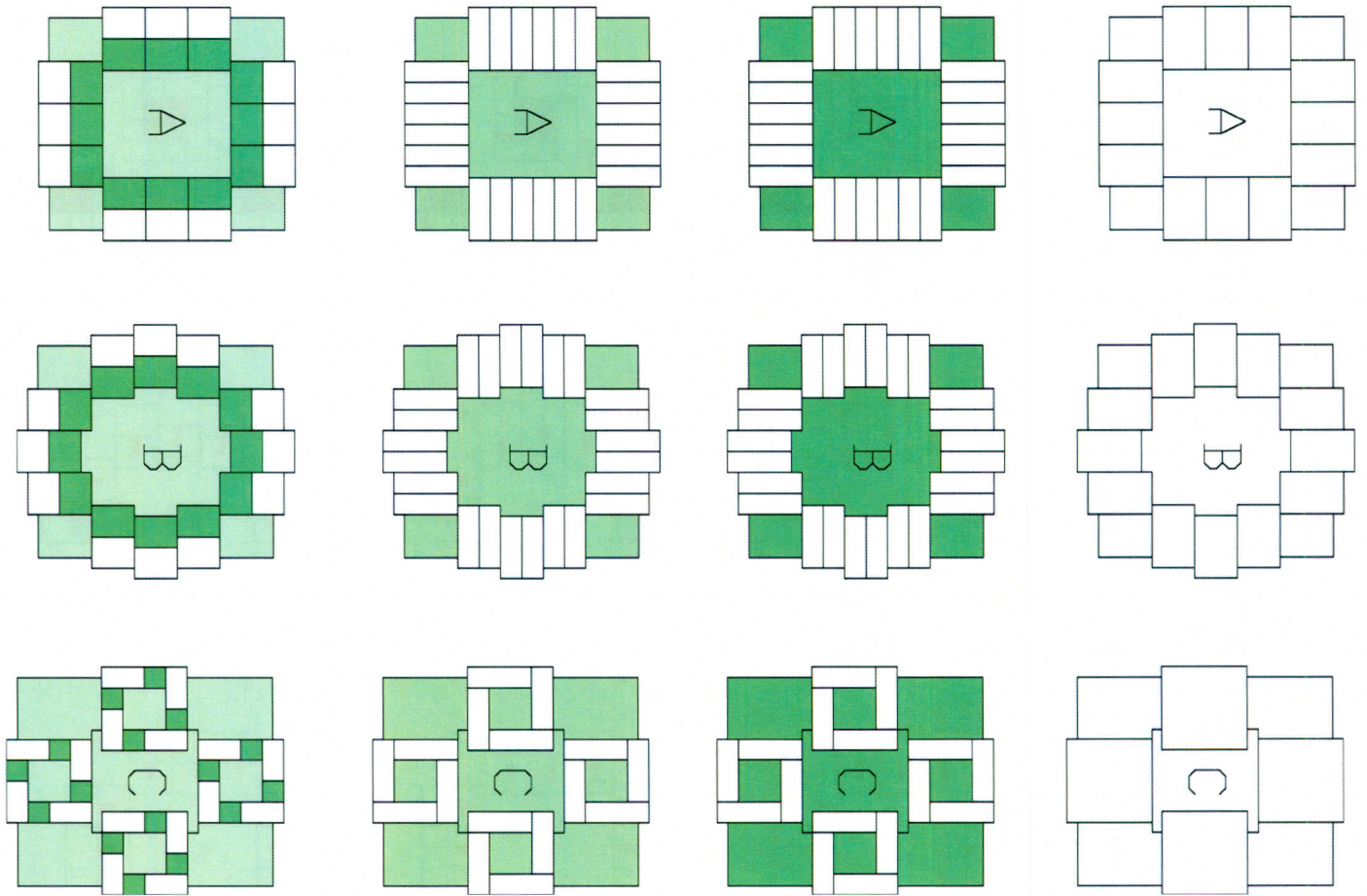
INDEPENDENT PROJECT PROPOSAL



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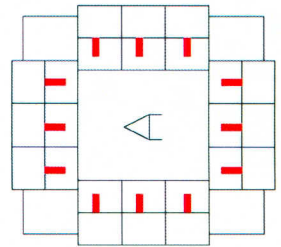
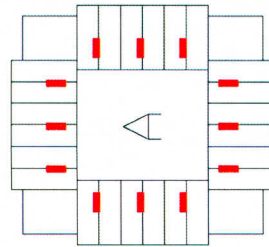
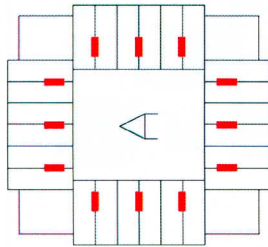
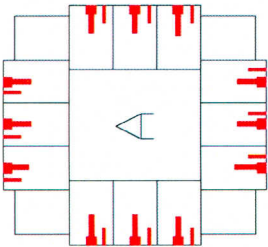
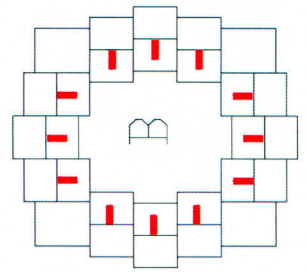
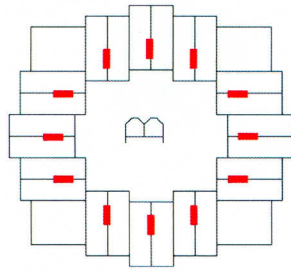
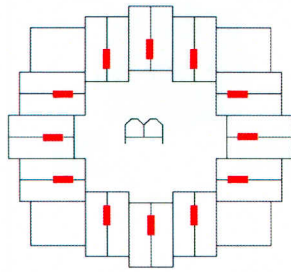
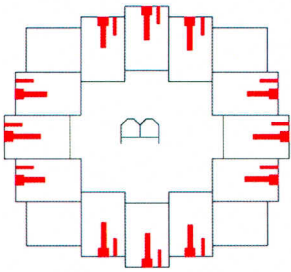
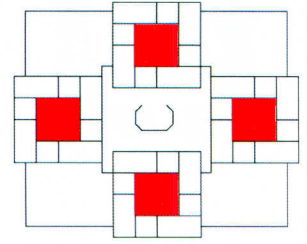
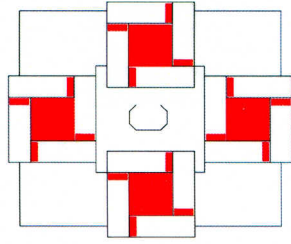
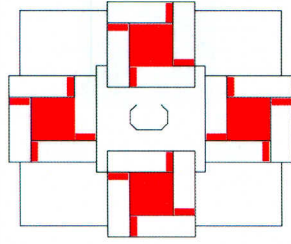
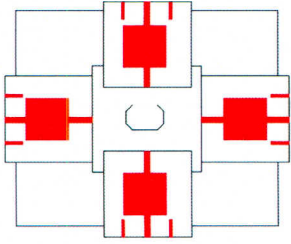
PROCESS





# TAUNTON WEIR RENOVATION PROJECT

JESSICA LYNN HARWOOD



PROCESS

INDEPENDENT PROJECT PROPOSAL



# TAUNTON WEIR RENOVATION PROJECT

INDEPENDENT PROJECT PROPOSAL



THE ORIGINAL SITE COVERED THE SPACE FROM FIRST STREET TO FIFTH STREET.

THE FINAL SITE WAS CONFINED TO THE AREA BETWEEN 5TH AND FOURTH STREET

## PROCESS

EARLY MASTER PLANNING STUDIES

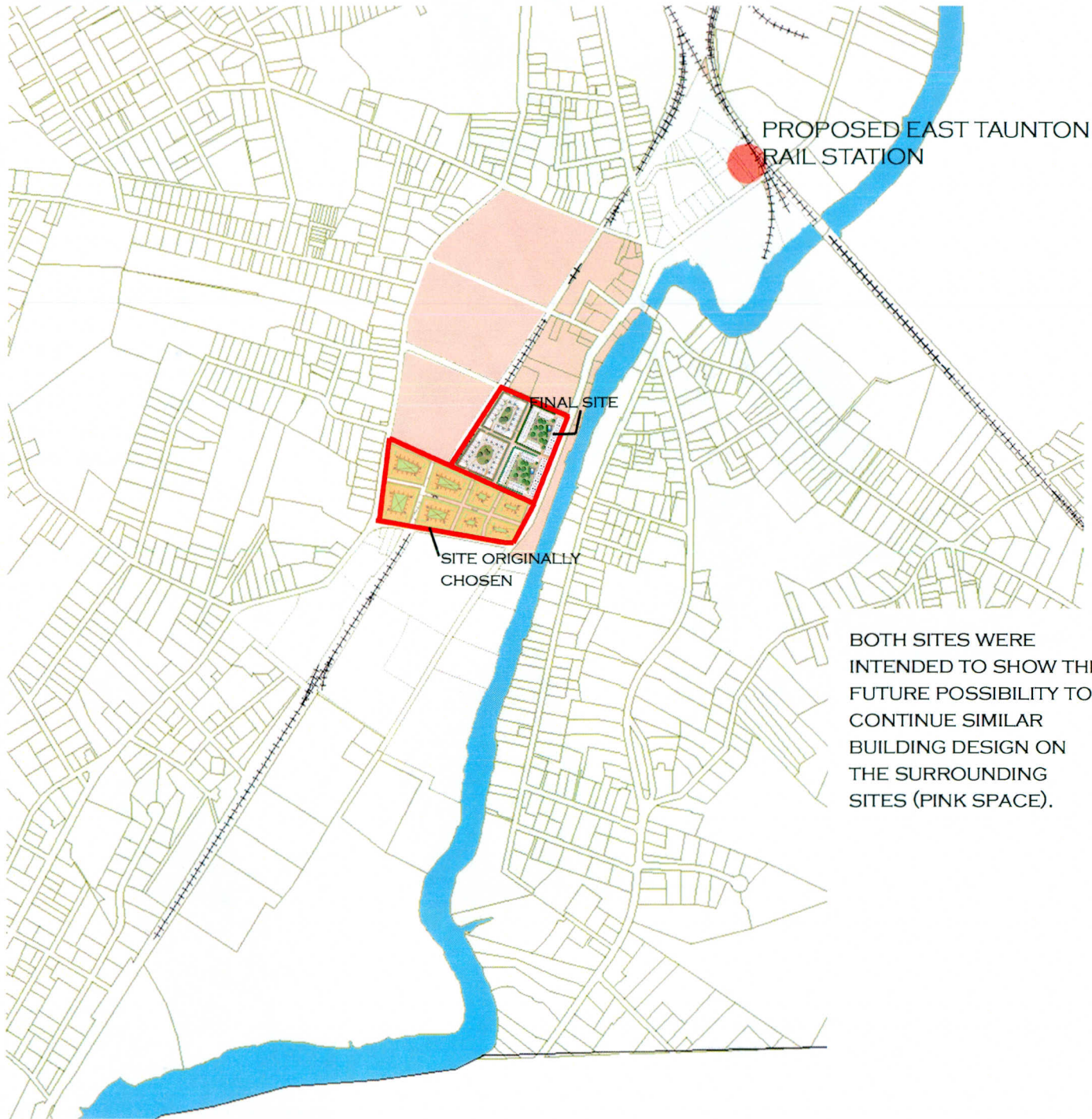
PERIMETER HOUSING DISPERSED OVER THE SITE WITH RETAIL ALONG THE ROAD PARALLEL TO THE RIVER, TURNING IT INTO THE MAIN BOULEVARD WITH PEDESTRIAN FRIENDLY SIDEWALKS AND CIVIC SPACE



ORIGINALLY PROPOSED SITE

JESSICA LYNN HARWOOD





BOTH SITES WERE  
INTENDED TO SHOW THE  
FUTURE POSSIBILITY TO  
CONTINUE SIMILAR  
BUILDING DESIGN ON  
THE SURROUNDING  
SITES (PINK SPACE).

TAUNTON WEIR RENOVATION PROJECT





# TAUNTON WEIR RENOVATION PROJECT

DIAGRAMS FOR  
ORIGINAL SITE  
(YELLOW)

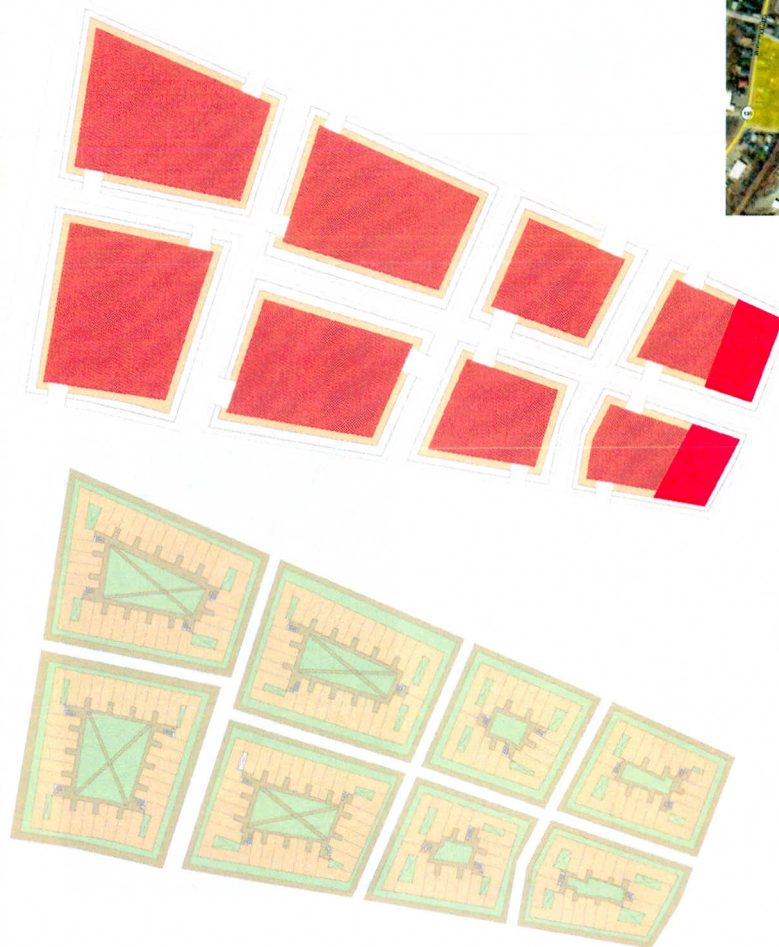
CHANGES TO  
RED SITE



## PROCESS

DIAGRAMS OF SITE  
PERIMETER UNIT  
MASSING, PARKING  
BELOW (PINK),  
INTERIOR COURT  
YARDS (GREEN), AND  
RETAIL FRONTAGE  
(DARK PINK)

NOTE: THIS IS THE  
ORIGINAL SITE THAT  
I CHOSE, I LATER  
ALTERED IT TO THE  
RIGHT OF THE  
UNUSED RAIL LINE,  
AND ONLY TO 4  
BLOCKS

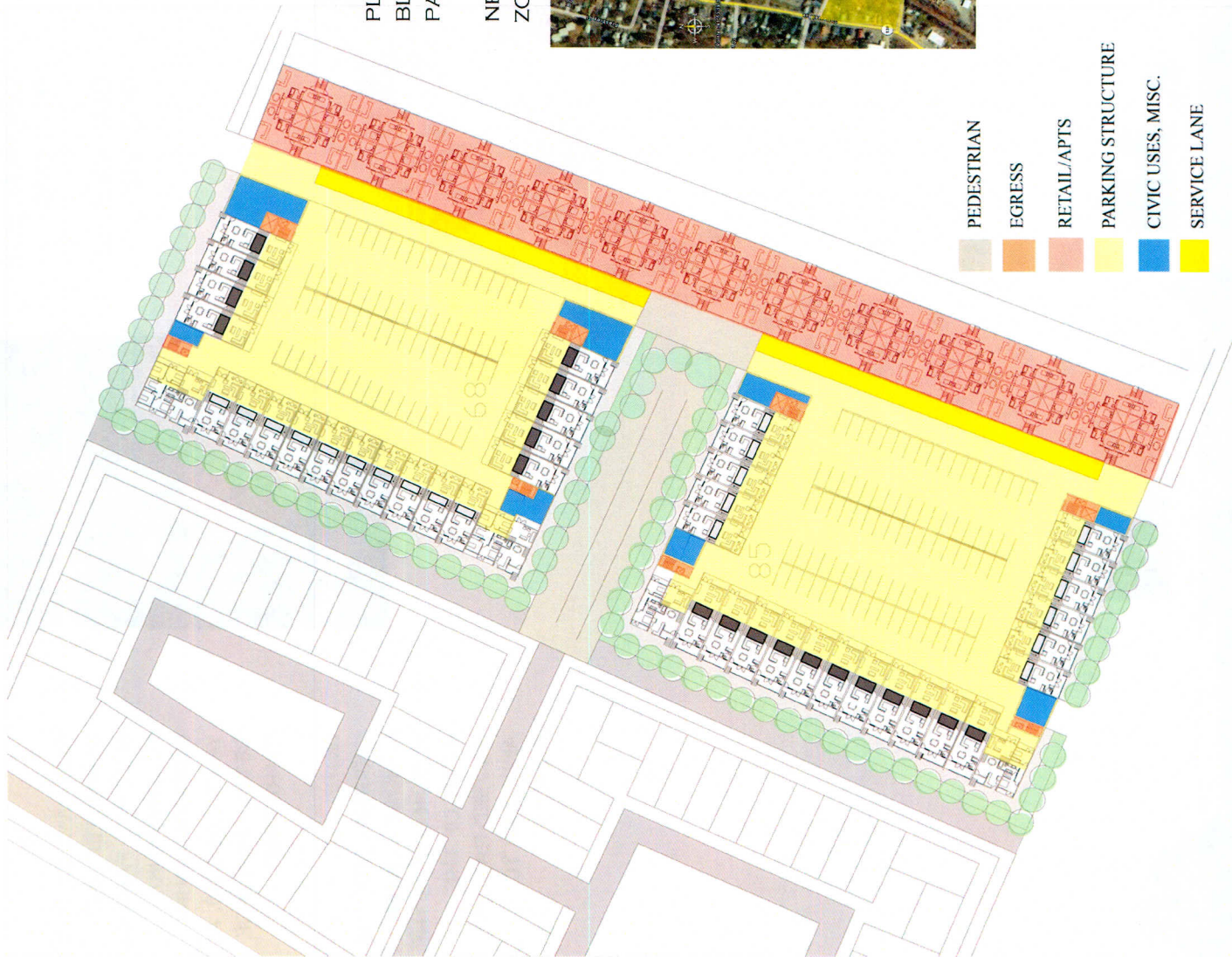






# TAUNTON WEIR RENOVATION PROJECT

PLYMTH PERIMETER  
BLOCK HOUSING  
PARKING LEVEL  
NEW SITE, RED  
ZONE.

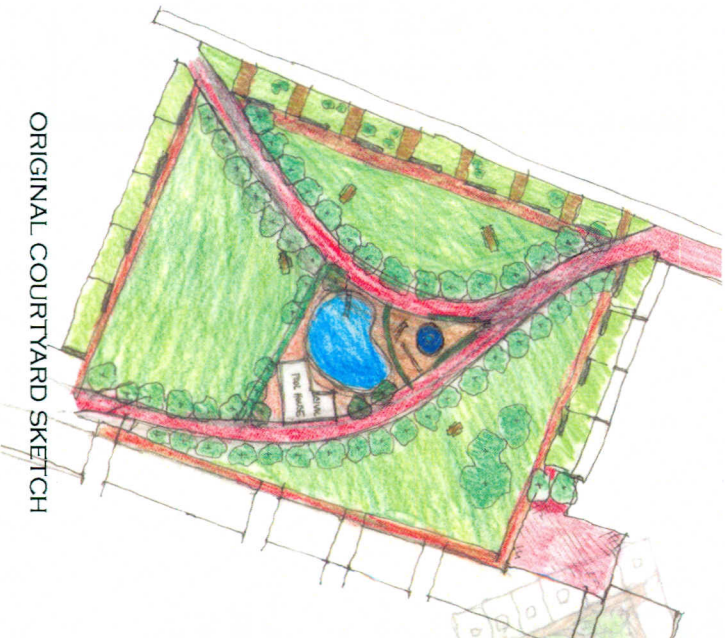
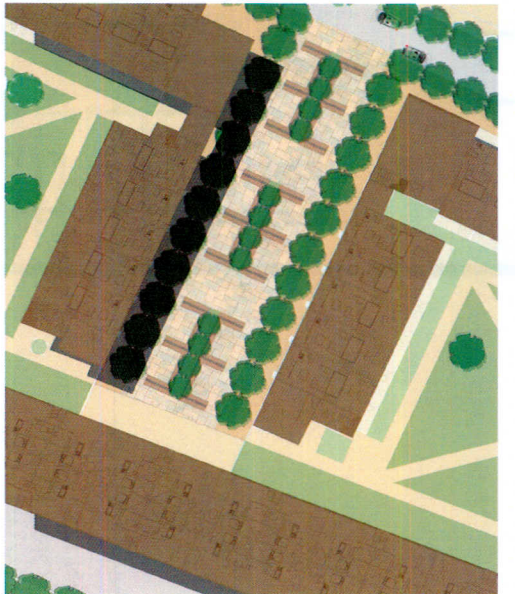
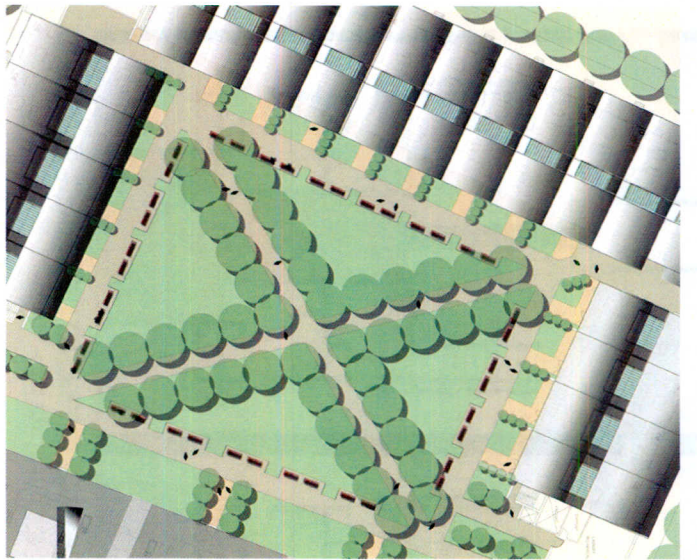
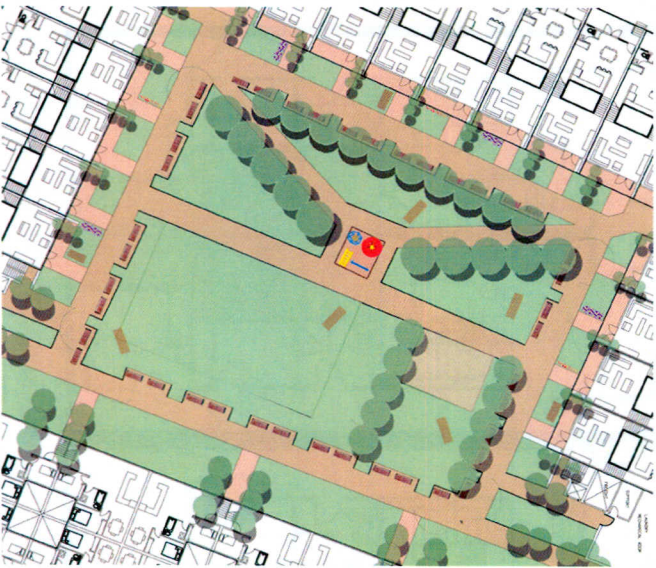


- PEDESTRIAN
- EGRESS
- RETAIL/APTS
- PARKING STRUCTURE
- CIVIC USES, MISC.
- SERVICE LANE





# TAUNTON WEIR RENOVATION PROJECT



PEDESTRIAN AREA BETWEEN 2  
PLYNTH BLOCKS

ORIGINAL COURTYARD SKETCH

PROCESS  
INTERIOR BLOCK  
COURTYARDS



## PROCESS

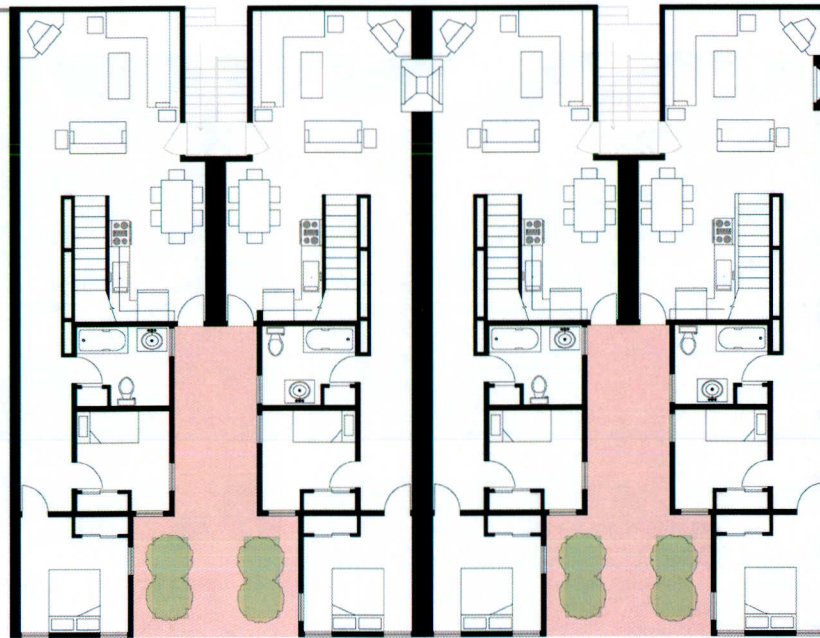
### UNIT DEVELOPMENT

UNITS WERE DESIGNED AS TOWNHOUSES IN LINEAR BARS, SHARING ONE FOOT CONCRETE PARTY WALLS.

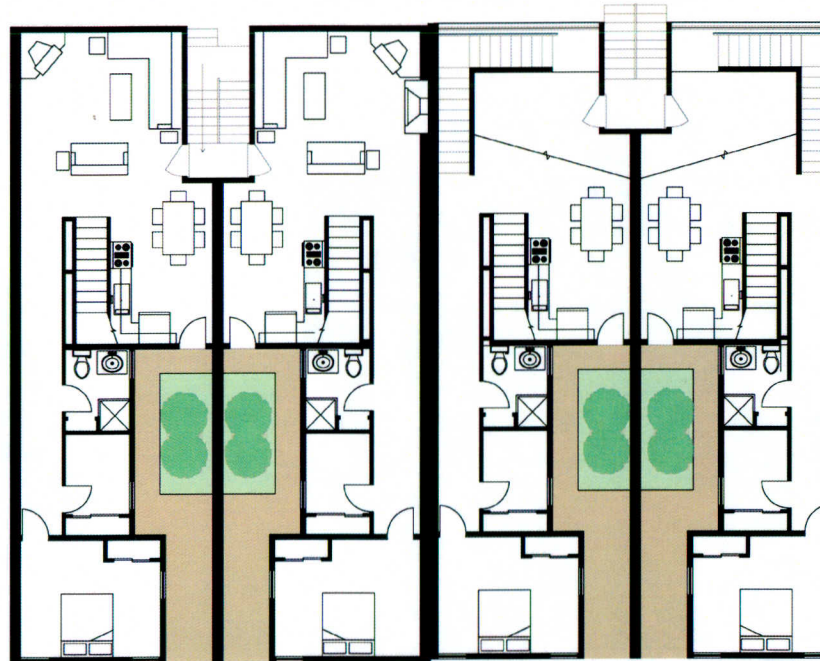
ALONG WITH THE INTERIOR BLOCK COURTYARD, UNITS WERE TO HAVE THEIR OWN PRIVATE EXTERIOR COURTYARD SPACE TO BE INHABITABLE AS WELL AS A WATER COLLECTION SPACE, VENTILATION AND LIGHT SHAFT.

THE UNITS SHOWN HERE ARE THE DOUBLE FLOOR TOWNHOUSE UNITS.

ORIGINALLY THE INTERIOR COURTYARDS OPENED OUT TO THE INTERIOR BLOCK COURTYARD, BUT WITH MORE STUDIES, THEY EVENTUALLY BECAME ENCLOSED WITHIN EACH UNIT.



UNITS WITH INTERIOR COURTYARD OPENING FULLY OUT TO THE BLOCK COURTYARD



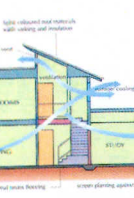
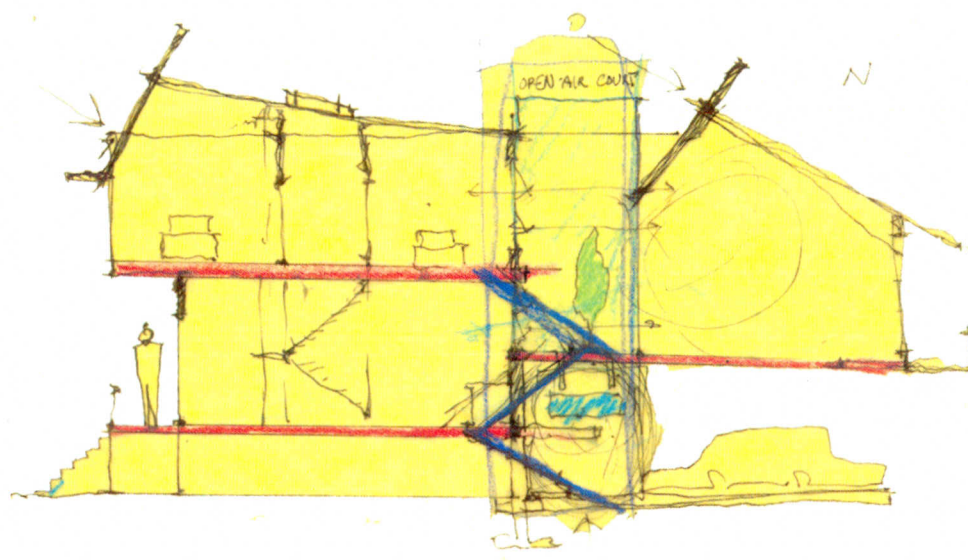
UNITS WITH INTERIOR COURTYARD OPENING TAPERING OUT TO THE BLOCK COURTYARD





## A photograph of a large, multi-story brick building, likely a factory or warehouse. The building has a prominent sign that reads "EASTON BRICK CO. NEWARK, N.J." and a "Coca-Cola" logo. The building is surrounded by a parking lot with several cars and a street with a utility pole.

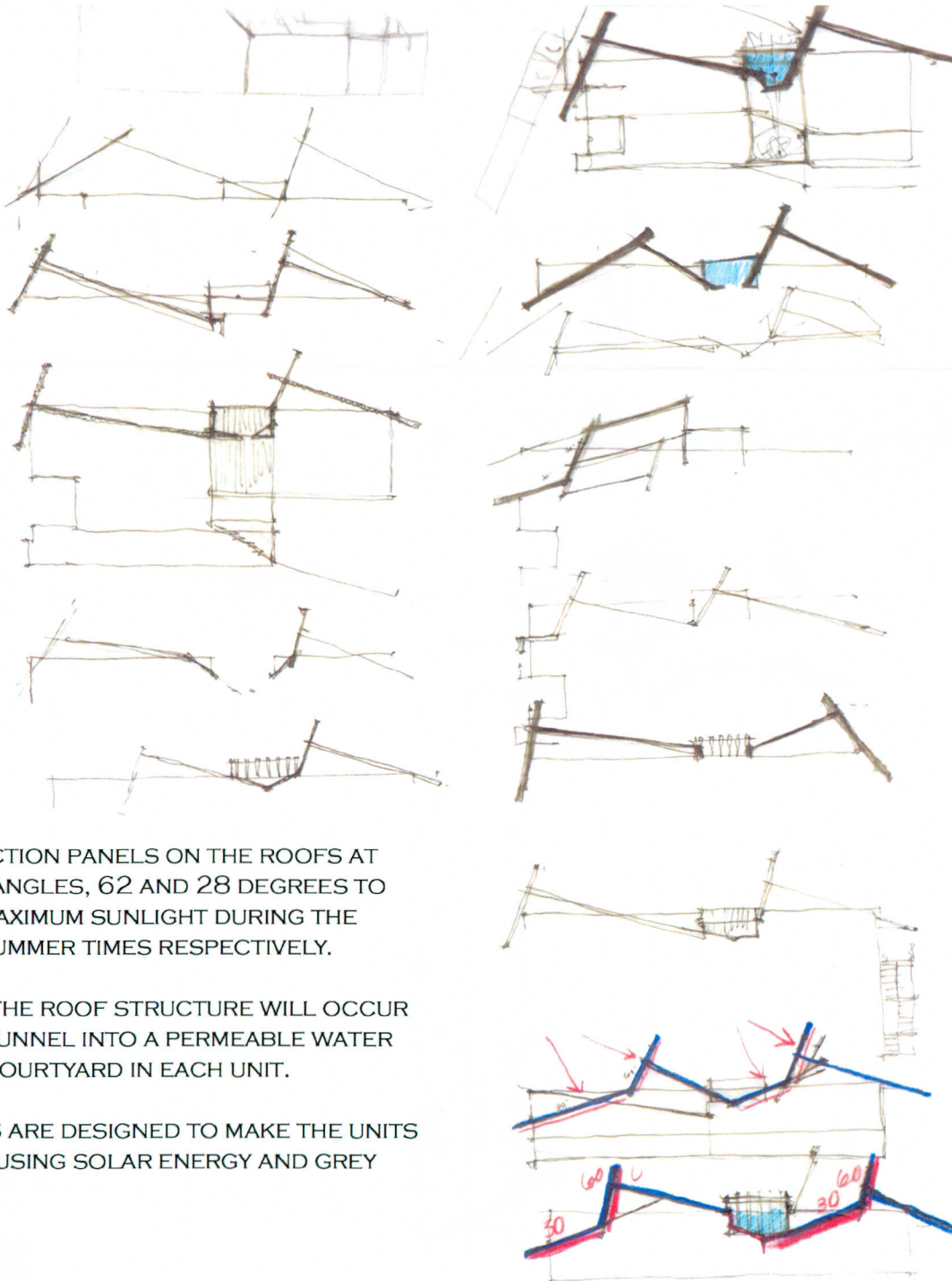
## TVAR





## PROCESS

### ROOF ANGLE STUDIES



SOLAR COLLECTION PANELS ON THE ROOFS AT APPROPRIATE ANGLES, 62 AND 28 DEGREES TO GATHER THE MAXIMUM SUNLIGHT DURING THE WINTER AND SUMMER TIMES RESPECTIVELY.

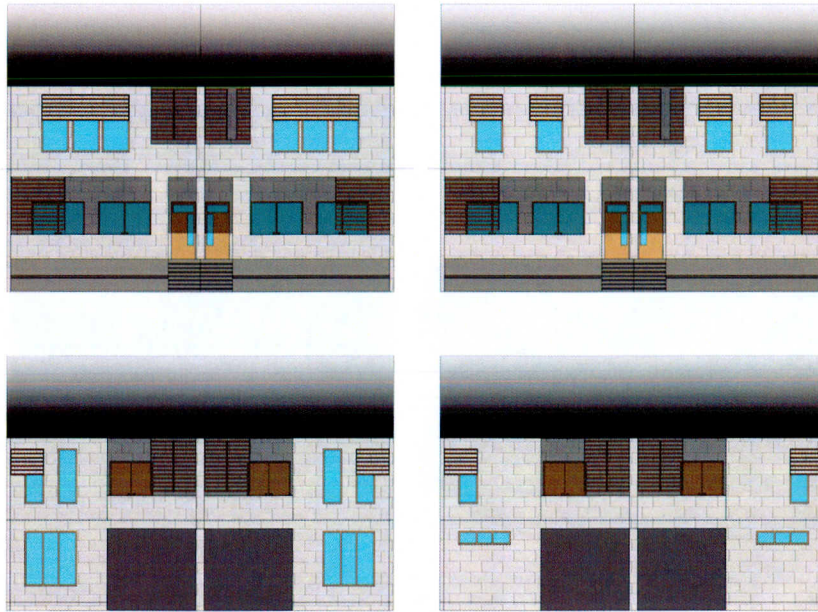
THE BREAK IN THE ROOF STRUCTURE WILL OCCUR TO CREATE A FUNNEL INTO A PERMEABLE WATER COLLECTION COURTYARD IN EACH UNIT.

THESE DETAILS ARE DESIGNED TO MAKE THE UNITS SUSTAINABLE, USING SOLAR ENERGY AND GREY WATER.





# TAUNTON WEIR RENOVATION PROJECT



ONLINE RENDERING



INDEPENDENT PROJECT PROPOSAL

## PROCESS

### HOUSING FACADE STUDIES

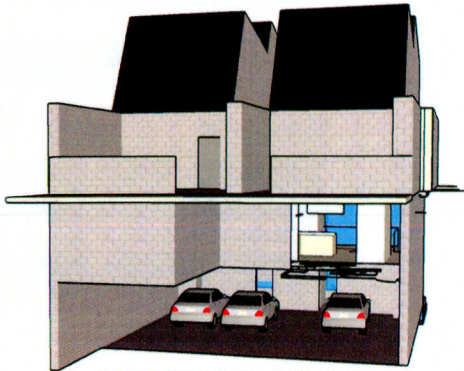


JESSICA LYNN HARWOOD

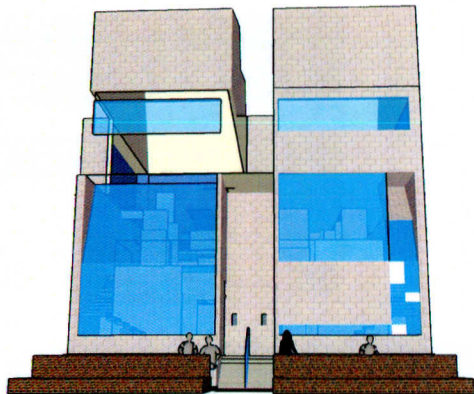


PROCESS

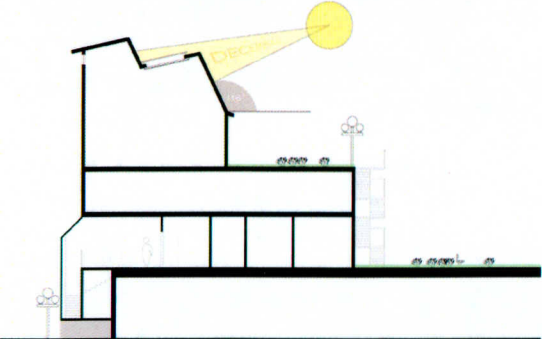
HOUSING ARTICULATION  
STUDIES



PARKING BELOW UNIT



FRONT STREET CONNECTION



SOLAR ROOF COLLECTORS

ATTACHED UNIT ARTICULATION  
PRECEDENTS



BED ZED



MAIDEN LANE



MAIN STREET, WASHINGTON



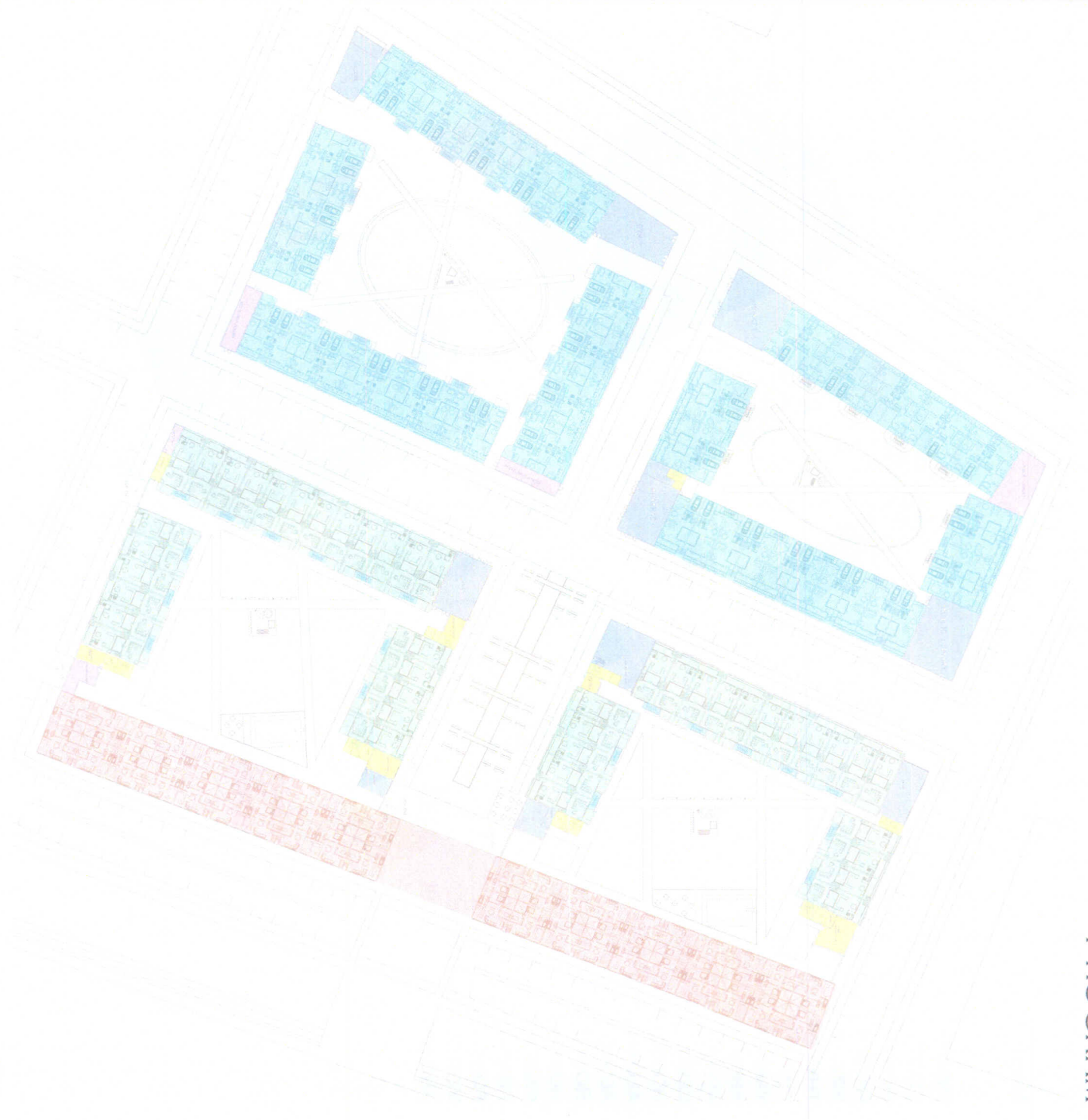




# TAUNTON WEIR RENOVATION PROJECT

INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD



PROGRAM



## PROGRAM

### MASTER PLANNING

ROW HOUSES- SEVERAL VARIATIONS OF ROW HOUSES WILL BE OFFERED ACCORDING TO SIZE, COST, AND LOCATION. THEY WILL BE PLACED AROUND A CENTRAL COURT-YARD EITHER RAISED UP ABOVE PARKING, ON A PLYNTH, OR AT GRADE LEVEL. THE PLYNTH ROW HOUSING WILL BE LOCATED ALONG WEST WATER STREET ACROSS FROM THE F.B. ROGERS MILL. THE PLYNTH HOUSING WILL ALLOW FOR PARKING BELOW THE PRIVATE COURTYARD LEVEL FOR HOME OWNERS, VISITORS, SHOPPERS, AND RETAIL WORKERS.





## MASTER PLANNING

### CIVIC/COMMUNITY SPACE- 10%

CIVIC SPACE WILL BE CREATED IN AN EFFORT TO REDEFINE THE WEIR VILLAGE AND GIVE IT AN IDENTITY AGAIN. THE POWER OF COMMUNITY WILL BE REINFORCED THROUGH THESE SPACES AND SHOULD BE A VITAL PART IN PEOPLE'S LIVES.

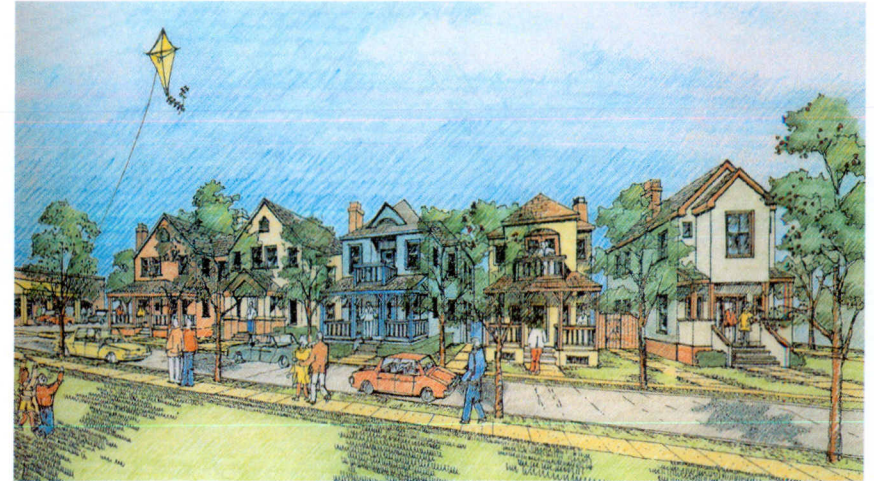


IMAGE- CALTHORPE, THE NEXT AMERICAN METROPOLIS

LIBRARY  
YOUTH CENTER, BOYS AND GIRLS CLUB  
PHARMACY  
RECYCLING CENTER  
DAY-CARE FACILITY  
MARKET  
GYM

### MIXED-USE- 15%

THE SITE WILL HAVE A MIXED-USE PORTION AS WELL. WITH A PORTION OF THE SITE DESIGNATED TO RESIDENTIAL/RETAIL

### GREEN SPACE- 10%

### STREETS, CIRCULATION- 10%

### FOR SALE TOWNHOUSING- 40%

### NON-RETAIL FLAT HOUSES- 15%



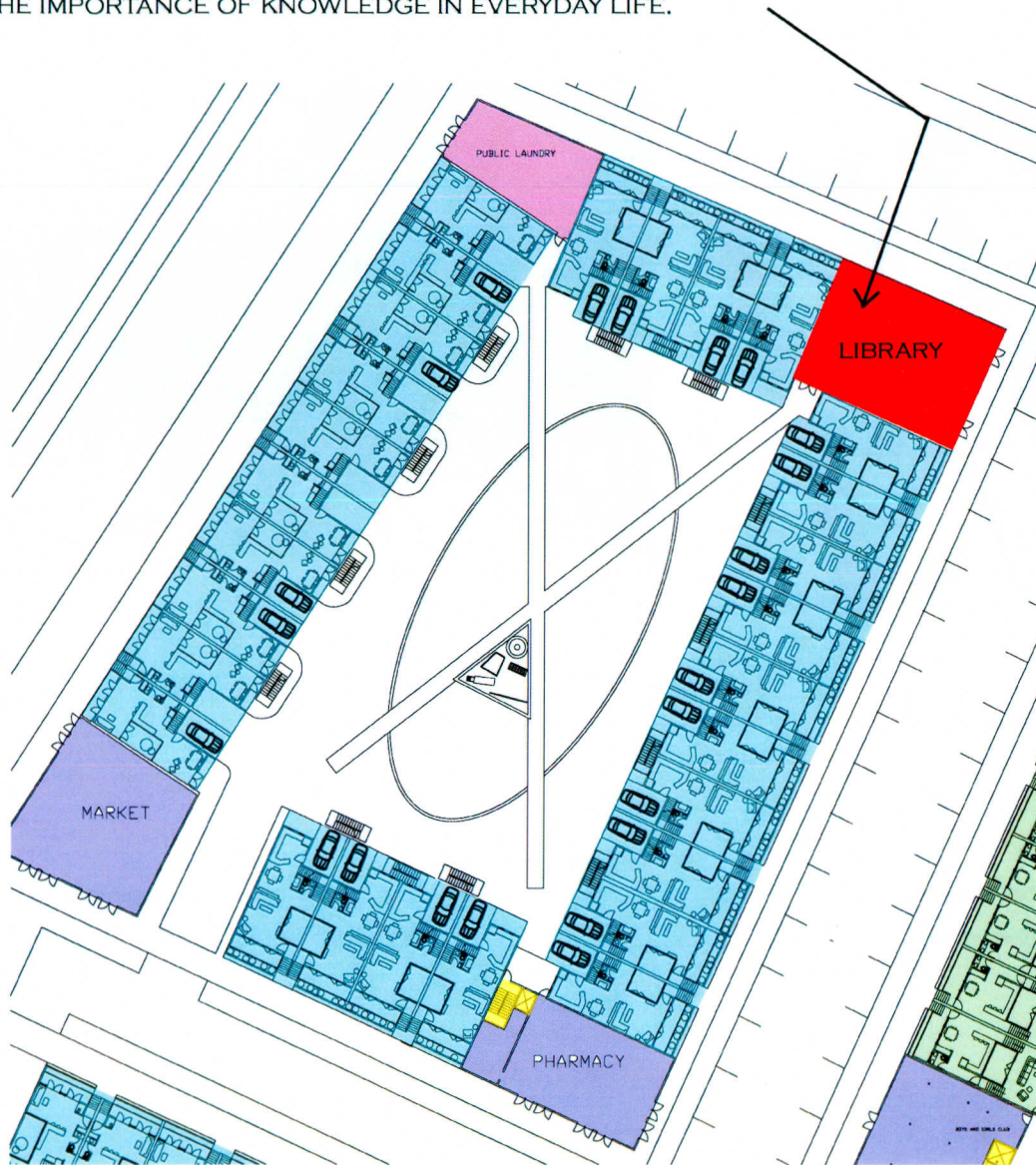
- MIXED USE
- SPECIAL USES-CIVIC
- RECYCLE
- STORAGE
- EGRESS
- MULTI-FAM. PLYNTH TOWNHOUSES
- MULTI-FAM. TOWNHOUSES

TAUNTON WEIR RENOVATION PROJECT



LIBRARY-

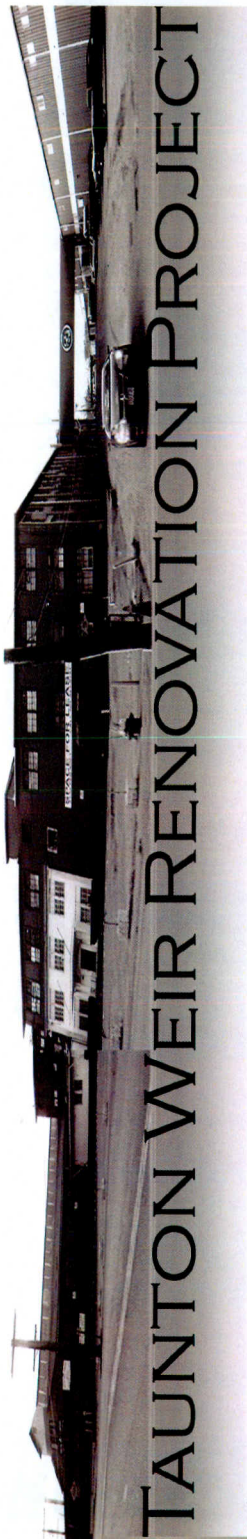
MEANT TO CREATE AN EASILY ACCESSIBLE AREA FOR THE NEW COMMUNITY AS WELL AS THOSE SURROUNDING TO APPLY AND FURTHER THEIR KNOWLEDGE. THE LIBRARY WILL BE AFFILIATED WITH THE CITY'S SCHOOL SYSTEM AND HAVE TUTORS AVAILABLE. THE MAIN PURPOSE OF THE LIBRARY IS TO SHOW THE IMPORTANCE OF KNOWLEDGE IN EVERYDAY LIFE.



TAUNTON WEIR RENOVATION PROJECT







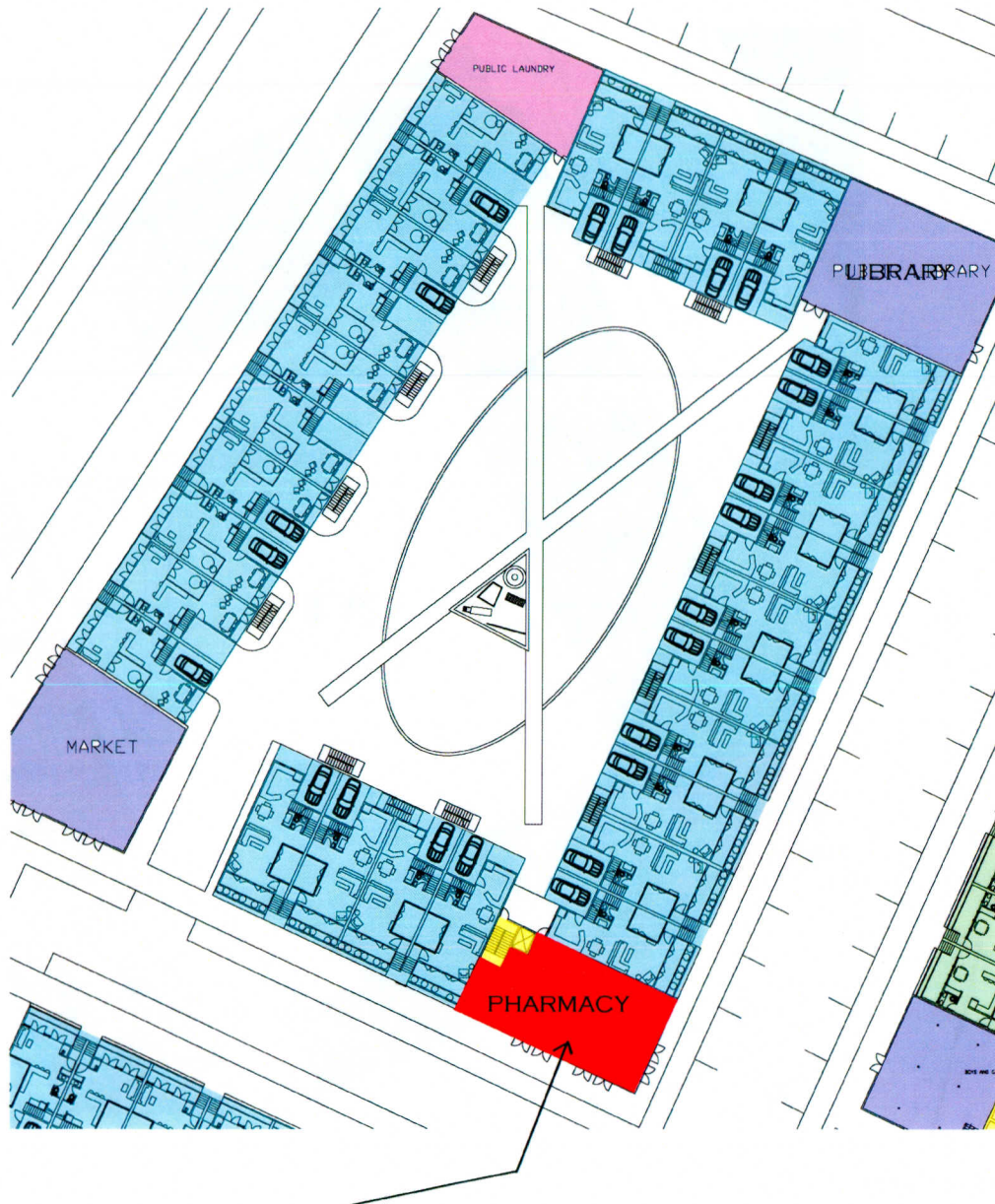
# TAUNTON WEIR RENOVATION PROJECT



## BOYS AND GIRLS CLUB-

MEANT TO ACT AS A PLACE OF ACTIVITY FOR KIDS TO GO TO AFTER SCHOOL. IT IS LOCATED AT THE NORTHERN PLYNTH PERIMETER BLOCK ALONG THE PEDESTRIAN STRIP, EASILY ACCESSIBLE BY CAR OR BY WALKING. THE CLUB HAS ACCESS TO THE PRIVATE COURTYARD ON THE BLOCK'S INTERIOR AS WELL AS EASY ACCESS TO THE PEDESTRIAN ACTIVITIES ALONG THE STRIP.





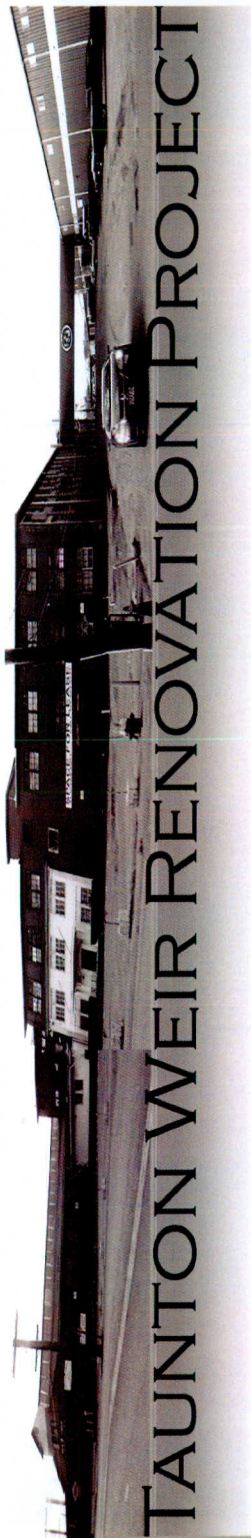
#### PHARMACY-

THE PHARMACY WILL HELP THOSE WITH MEDICATIONS TO ACCESS THEM EASIER. MADE TO BE A MOM AND POP SHOP, THIS STORE WILL ALSO CREATE JOBS IN THE AREA AND ADD TO LOCAL BUSINESS



# TAUNTON WEIR RENOVATION PROJECT





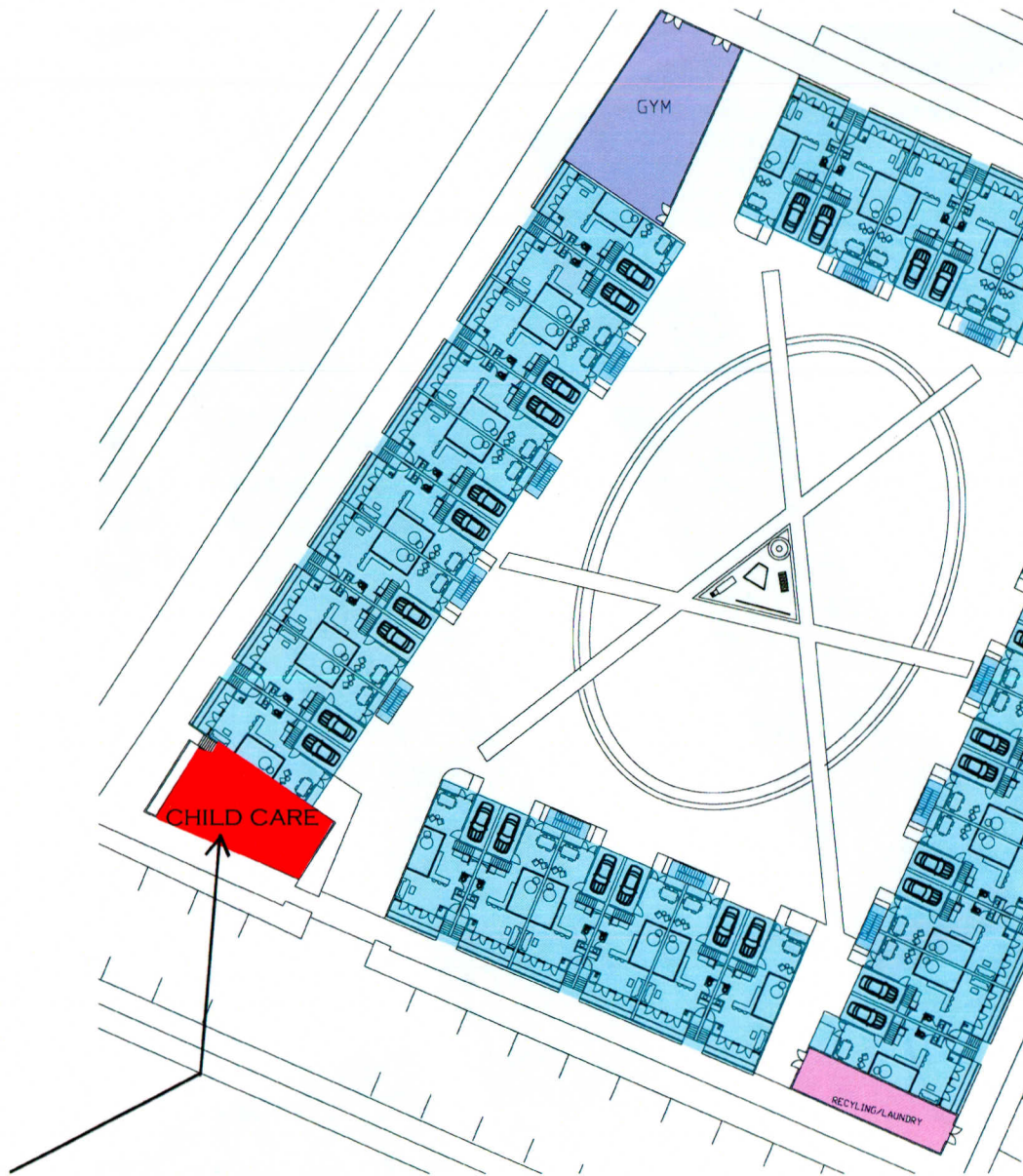
# TAUNTON WEIR RENOVATION PROJECT



RECYCLING CENTER-

THE RECYCLING CENTERS WILL CREATE EASY ACCESS TO RECYCLE EVERYDAY HOME WASTE, ADDING TO THE SUSTAINABILITY OF THE PROJECT AND HELPING THE ENVIRONMENT.





CHILD CARE-

THIS FACILITY WILL HELP CARE FOR CHILDREN WHO'S PARENTS NEED TO WORK AND CANNOT WATCH THEM DURING THE DAY. BEING WITHIN THE NEW DEVELOPMENT WILL HELP ESTABLISH LOCAL RELATIONSHIPS AND ADD BUSINESS TO THE AREA







# TAUNTON WEIR RENOVATION PROJECT



## MARKET-

THE MARKET WILL SUPPLY PRODUCTS THAT WILL PROVIDE LOCALS WITH THE BASIC NEEDS OF EVERY-DAY LIFE, LESSENING THE TRIPS TO THE LARGER SUPER MARKETS.



GYM-

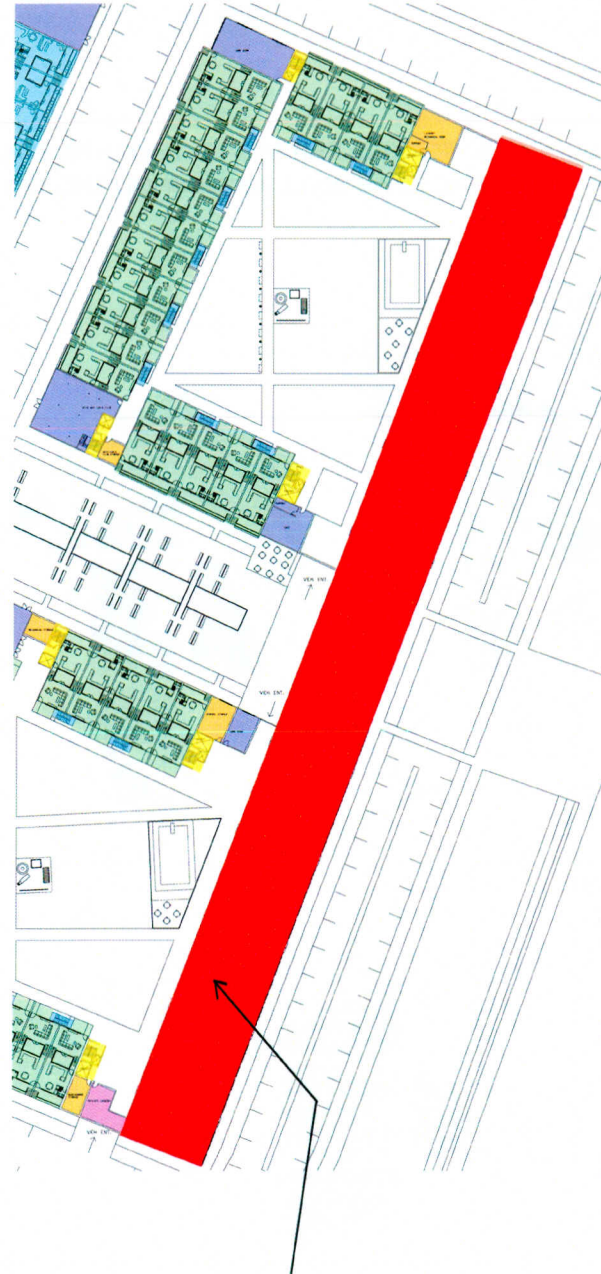
THE GYM WILL FACILITATE LOCAL PEOPLE AS WELL AS VISITORS TO LIVE A HEALTHY LIFE, HAVING A FITNESS CENTER WITHIN WALKING DISTANCE. IT WILL ALSO PROVIDE JOBS TO THOSE WITHIN THE COMMUNITY.



TAUNTON WEIR RENOVATION PROJECT







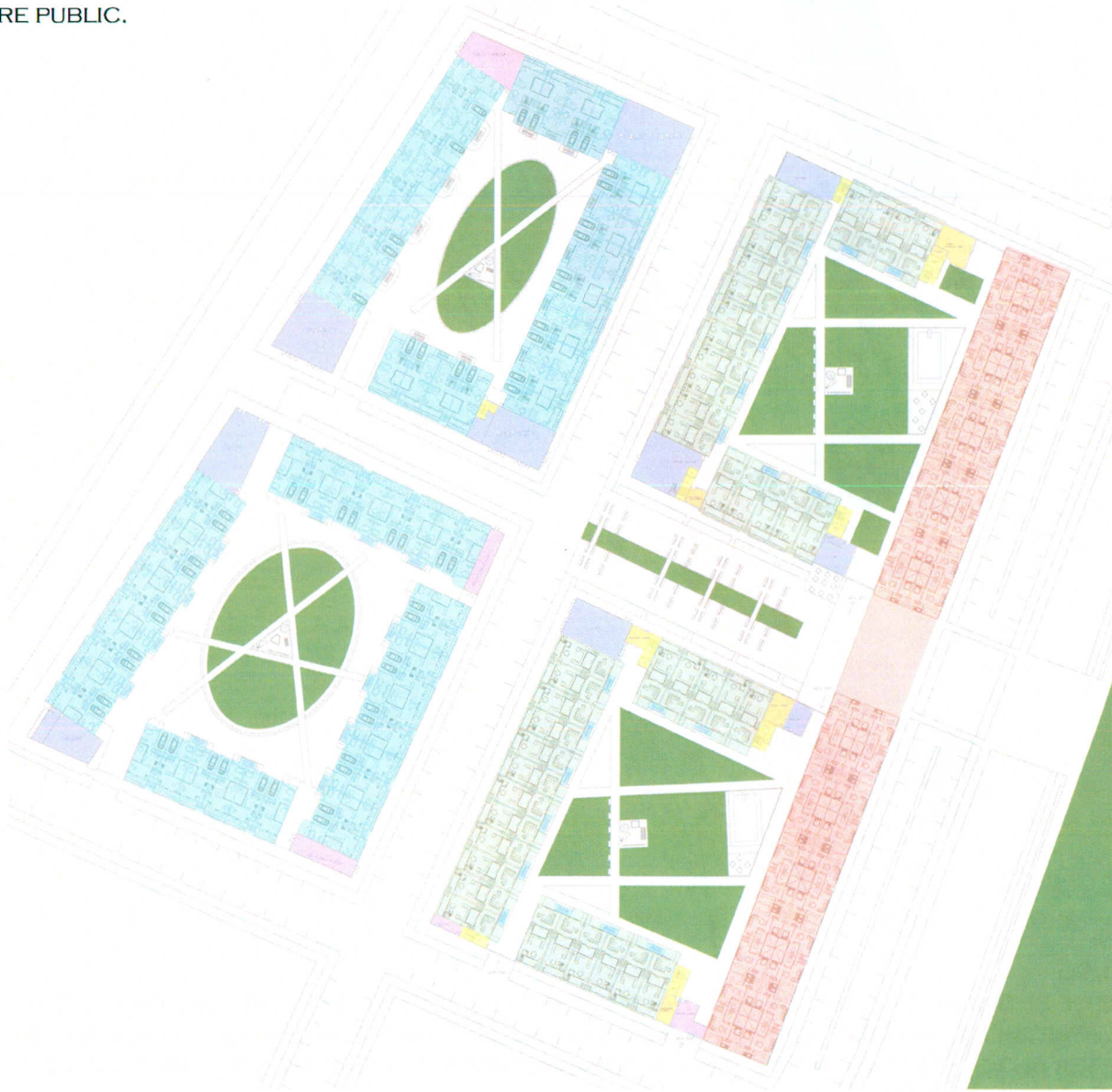
#### MIXED-USE-

A STRIP OF RETAIL WILL BE BUILT ALONG THE PROPOSED BOULIVARD, WEST WATER STREET, WITH RETAIL APARTMENTS ABOVE. THESE UNITS WILL HAVE ACCESS TO THE PLYNTH COURTYARD WITHIN THE PERIMETER BLOCK HOUSING. THE APARTMENTS FACING WEST WATER STREET WILL BE OF A HIGHER COST, HAVING A VIEW ONTO THE 3 MILL RIVER.



GREEN SPACE-

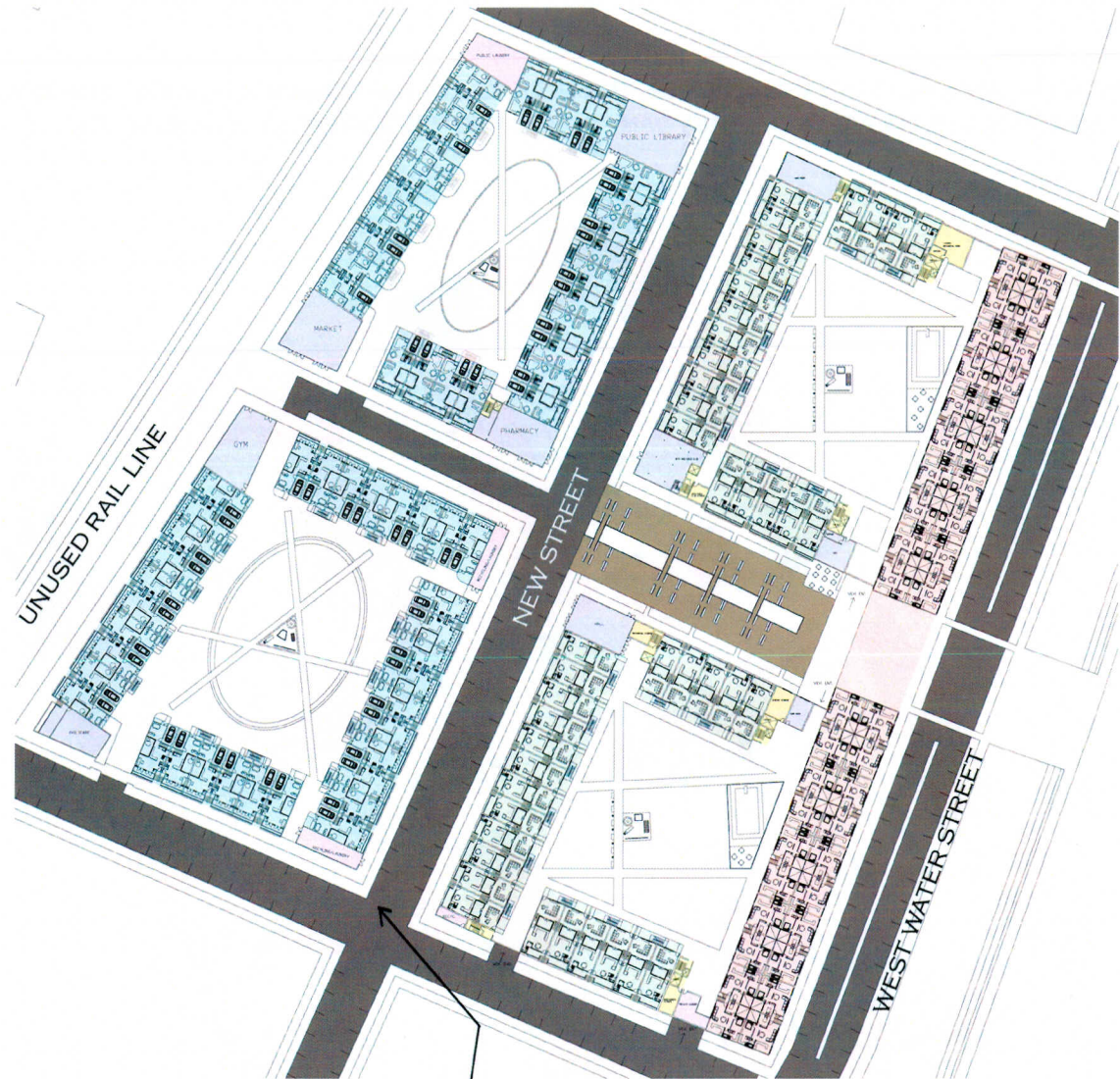
GREEN SPACE WITHIN THE PERIMETER BLOCK HOUSING IS PRIVATE TO THOSE RESIDENTS AROUND IT. THE GREEN WITHIN THE DESIGNATED PEDESTRIAN SPACES AS WELL AS THAT ON THE OTHER SIDE OF THE ROAD ARE PUBLIC.



TAUNTON WEIR RENOVATION PROJECT







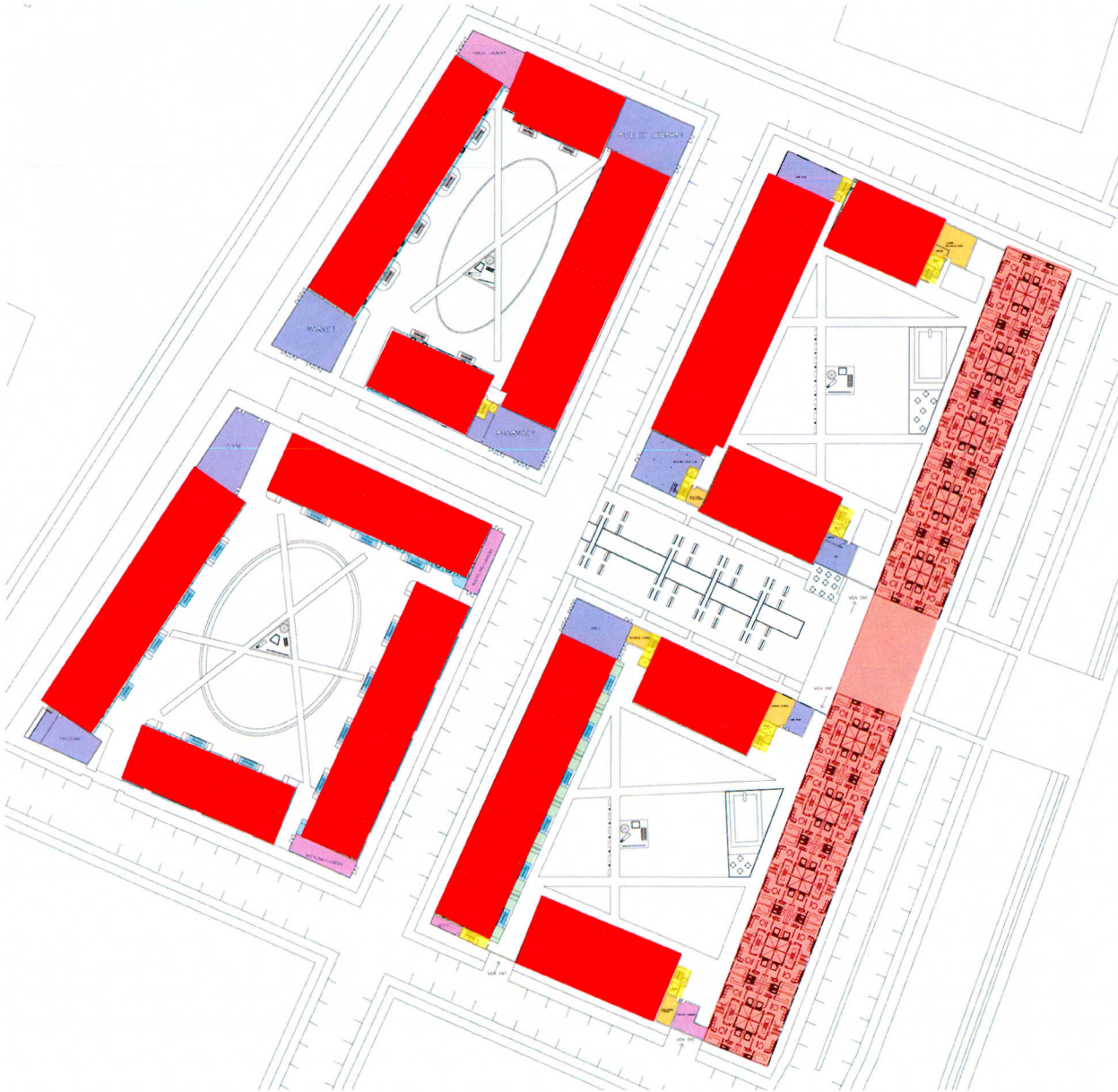
WEST WATER STREET WILL BE WIDENED AND TURNED INTO A BOULEVARD WITH PARALLEL PARKING ALONG THE SIDE. A NEW STREET PARALLEL TO WEST WATER STREET WILL CONNECT FOURTH AND FIFTH STREET. THE OLD UNUSED RAIL LINE WILL BE TURNED INTO A NEW PEDESTRIAN TRAIL.



## PROGRAM

### TOWNHOUSE UNITS-

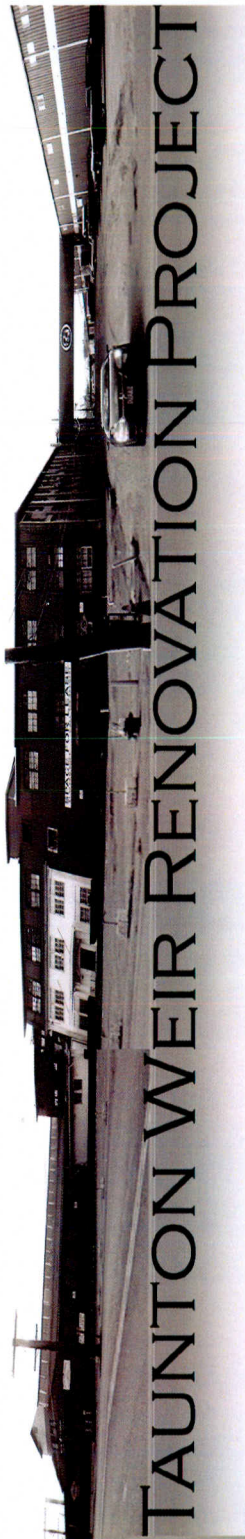
TOWNHOUSES ARE AROUND THE PERIMETER OF THE BLOCKS ON THE LOWER 2 LEVELS. THEY ARE ALL 2-2.5 LEVEL UNITS WITH FLATS ABOVE THEM. THEY VARY IN SIZE FROM 800SQ.FT. TO 1200SQ.FT.



TAUNTON WEIR RENOVATION PROJECT

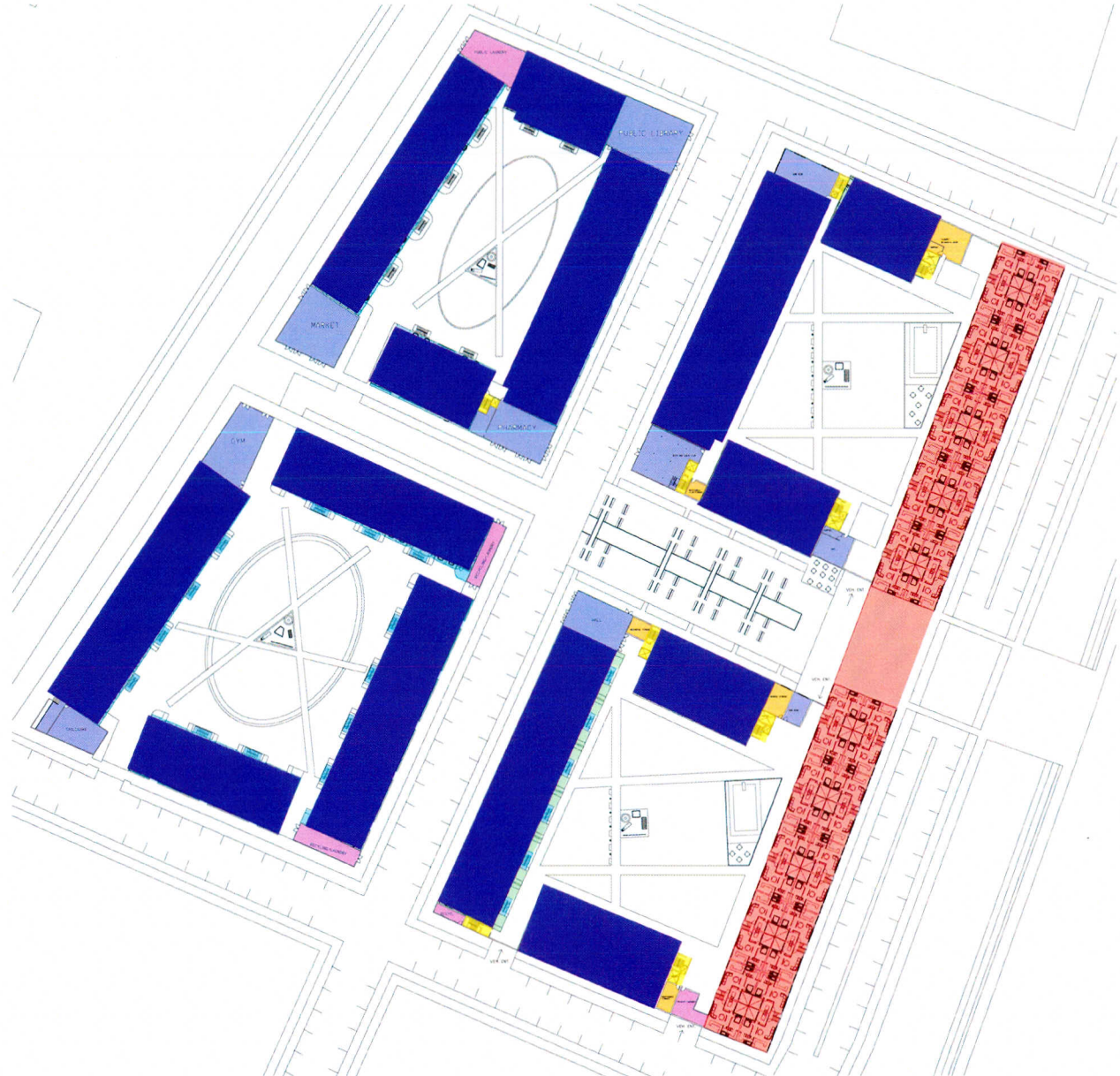






# FLATS-

FLATS ARE LOCATED ABOVE THE TOWNHOUSES ON THE THIRD LEVEL. THEY ARE ACCESSED FROM THE PLYNTH LEVEL ON STAIRS CASES SHARED BETWEEN TWO FLATS. THEY ARE SMALLER UNITS FOR A SMALL FAMILY OR COUPLE.







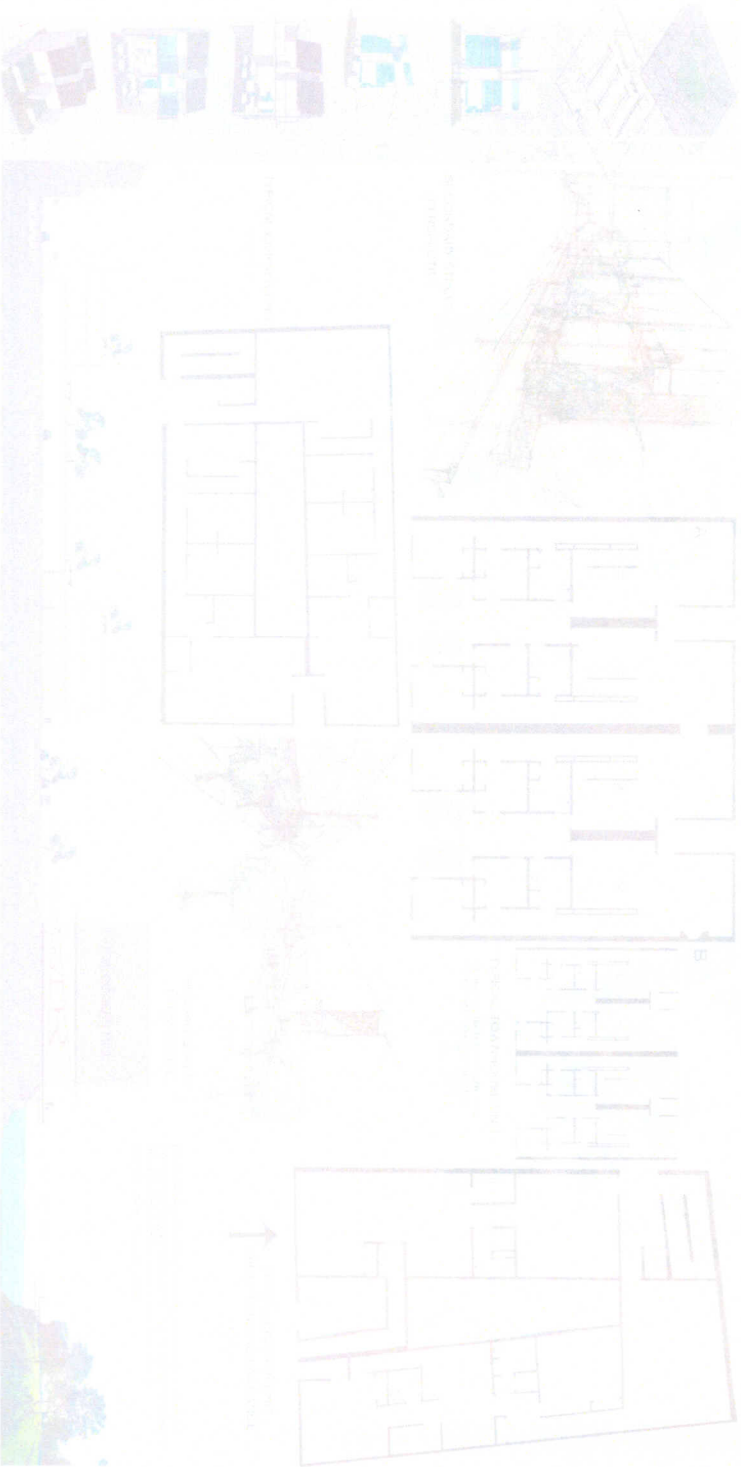




# TAUNTON WEIR RENOVATION PROJECT

INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD



FINAL WORK





FIGURE GROUND EXISTING

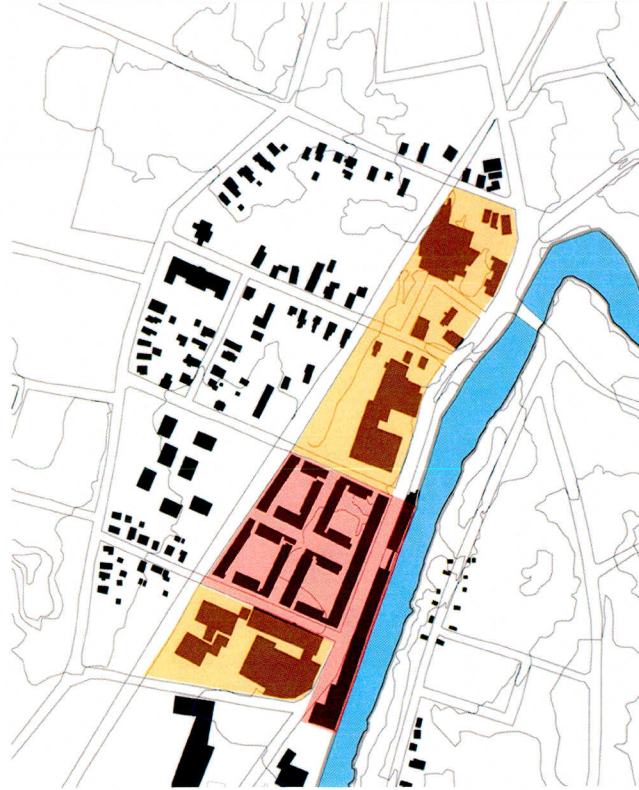


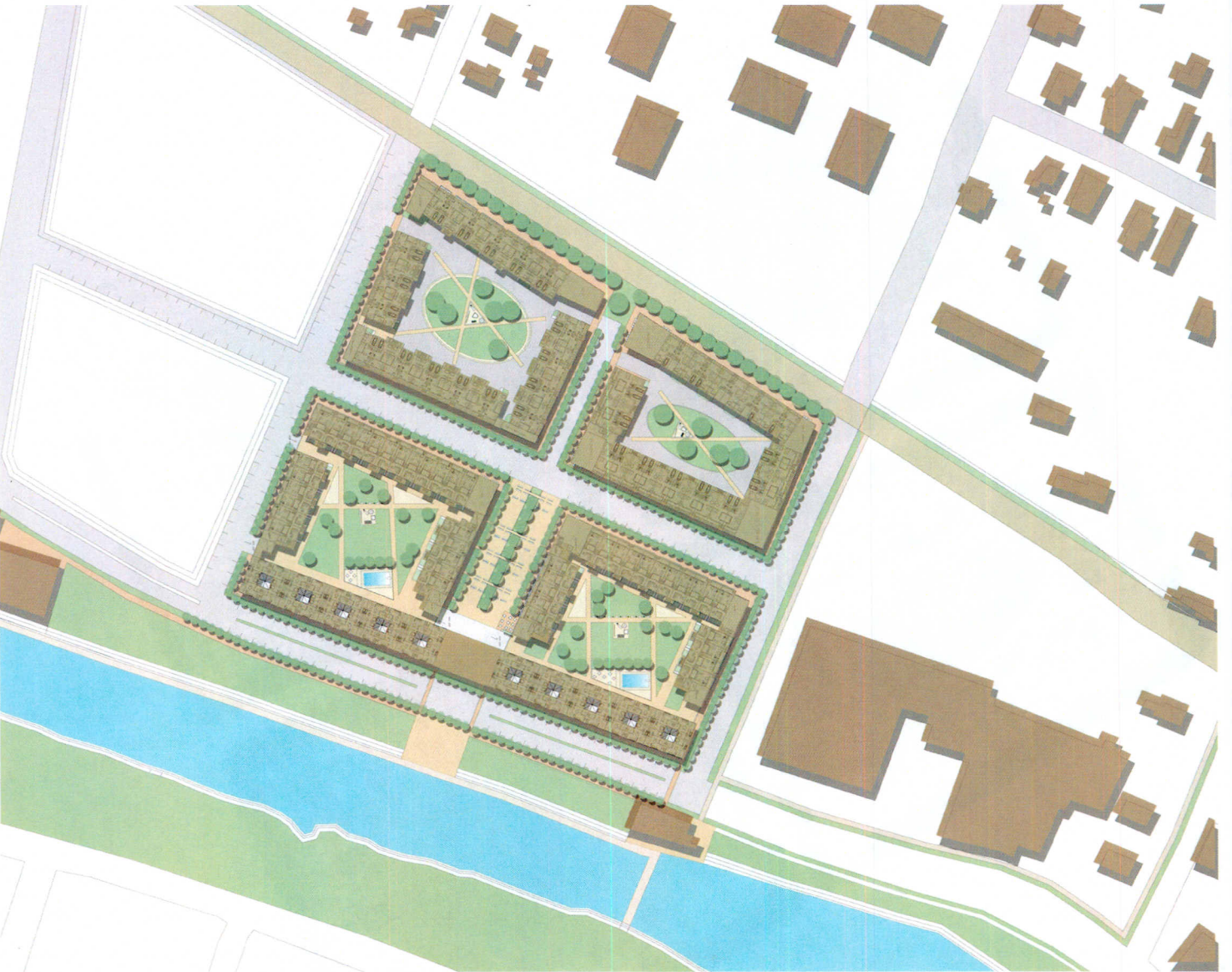
FIGURE GROUND PROPOSED







# TAUNTON WEIR RENOVATION PROJECT



INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD

FINAL SITE PLAN

FINAL WORK





# TAUNTON WEIR RENOVATION PROJECT

JESSICA LYNN HARWOOD



FINAL WORK

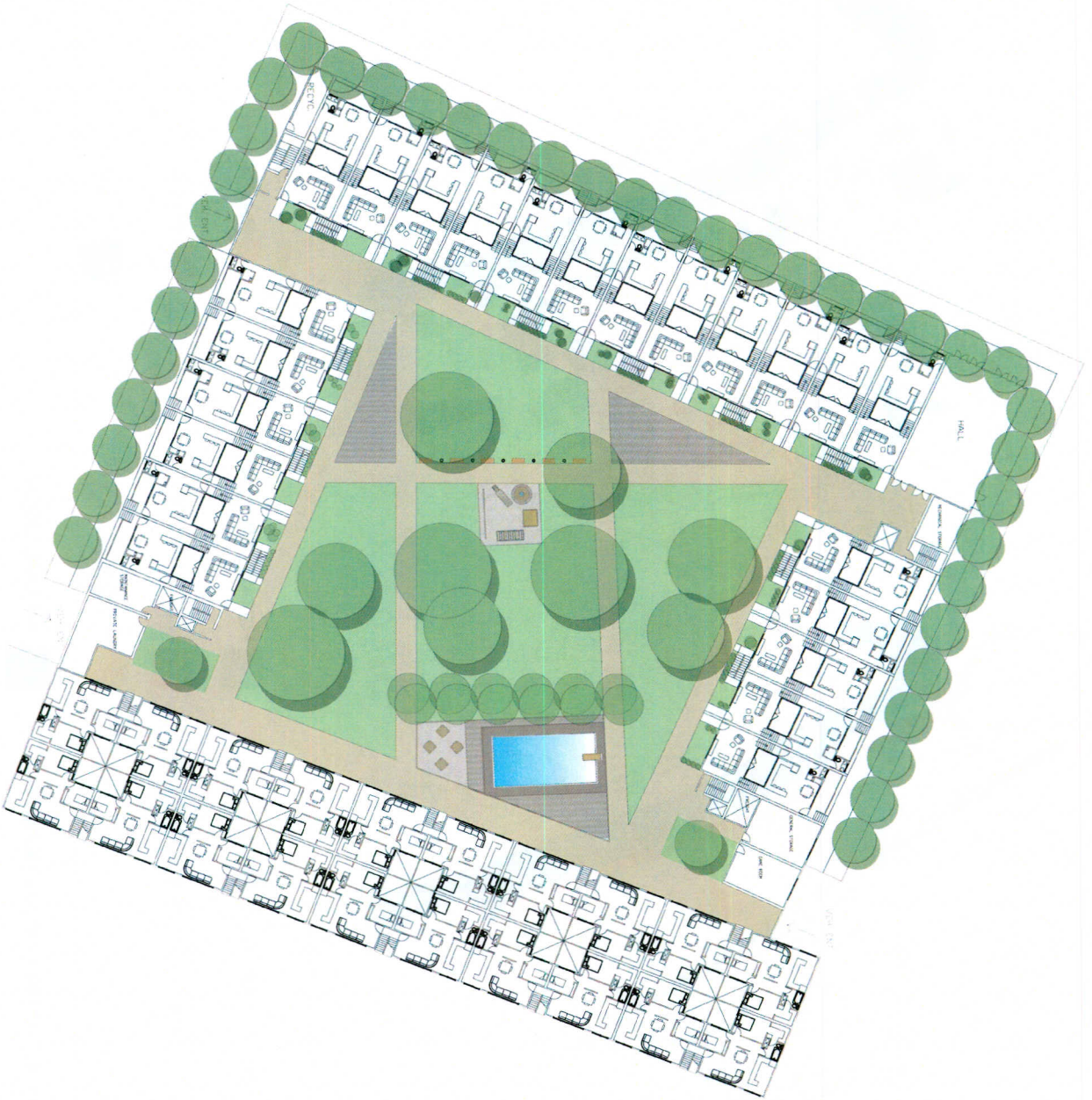
INDEPENDENT PROJECT PROPOSAL





# TAUNTON WEIR RENOVATION PROJECT

COURTYARD DETAIL 1/8"=1'-0"



FINAL WORK

INDEPENDENT PROJECT PROPOSAL

JESSICA LYNN HARWOOD



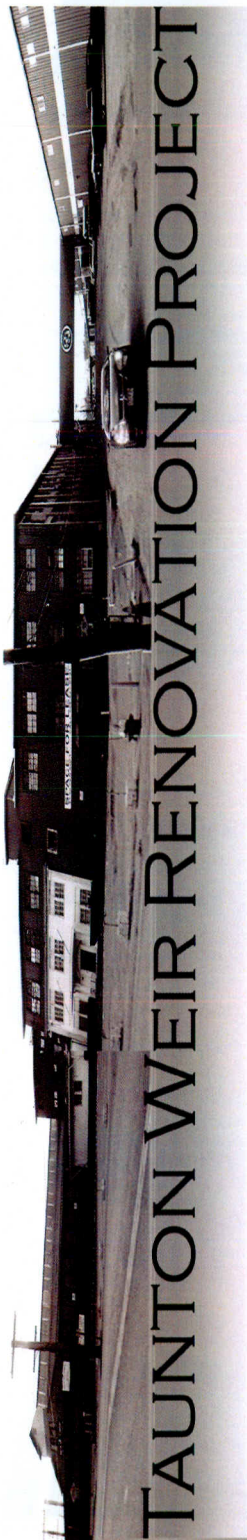
# FINAL WORK



- |  |   |   |
|--|---|---|
| <span style="color: red;">■</span> PRIMARY/ARTERIAL ROADS        | <span style="color: green;">■</span> RETAIL/MIXED-USE | <span style="color: yellow;">■</span> PHASE 2 |
| <span style="color: orange;">■</span> SECONDARY CONNECTOR ROADS  | <span style="color: orange;">■</span> MULTI-FAMILY    | <span style="color: pink;">■</span> PHASE 1   |
| <span style="color: brown;">■</span> OLD RAIL LINE               | <span style="color: yellow;">■</span> SINGLE-FAMILY   | <span style="color: blue;">■</span> RIVER     |
| <span style="color: darkblue;">■</span> EXISTING MILL/WAREHOUSES | <span style="color: blue;">■</span> SPECIAL USES      |   |



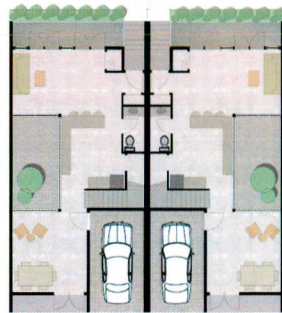




# TAUNTON WEIR RENOVATION PROJECT

FINAL WORK

TYPICAL TOWNHOUSE UNIT  $1/32" = 1'-0"$



TH GROUND LEVEL

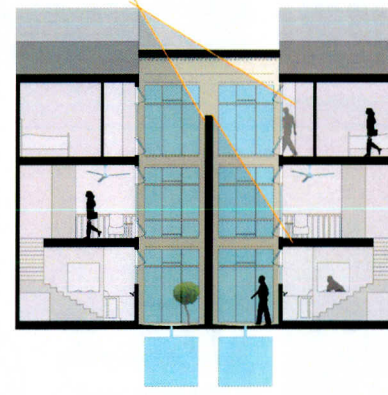
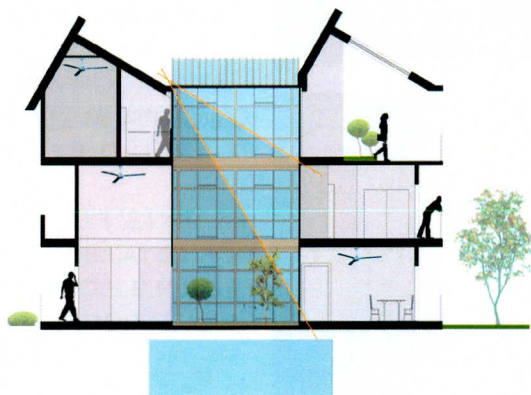


TH SECOND LEVEL

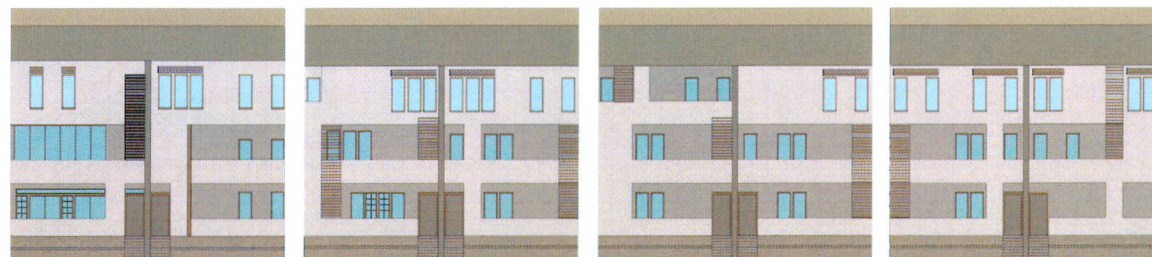
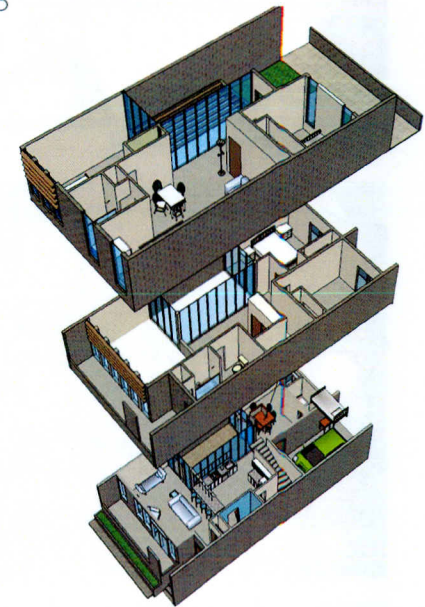


FLAT LEVEL 3

TOWNHOUSE UNITS



TOWNHOUSE SECTIONS  $1/32" = 1'-0"$

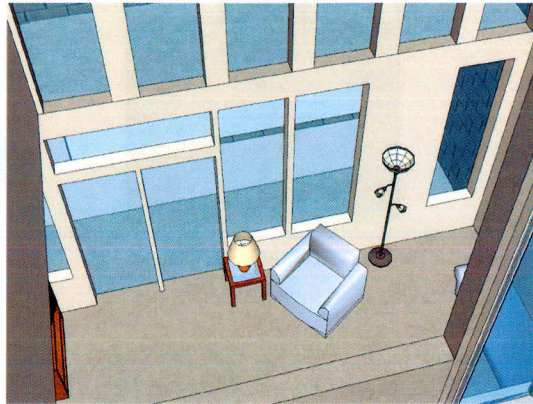


TOWNHOUSE ELEVATION VARIATIONS  $1/32" = 1'-0"$



## FINAL WORK

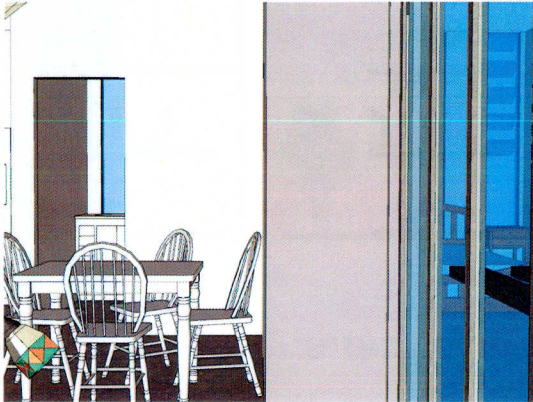
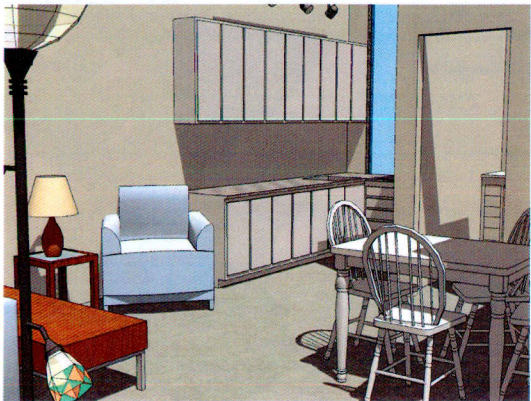
### TOWNHOUSE UNITS



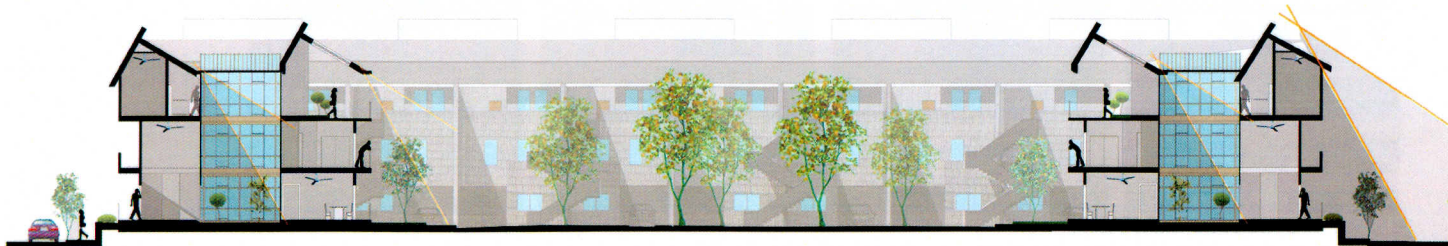
THE TOWNHOUSE UNITS ARE 2-4 BEDROOMS AND RANGE FROM 780 SQ. FT. TO 1200 SQ. FT. VARIATIONS IN KITCHEN AND LIVING ROOM SIZE, ORIENTATION, AND LAYOUT MAKE FOR AMPLE CHOICE IN LIVING SPACE.

THE TOWNHOUSE FLAT UNITS ON LEVEL 3 ARE 1-2 BEDROOM AND RANGE FROM 700 SQ. FT.- 960 SQ. FT.

ALL UNITS' FENESTRATION DETAILS DEPEND ON THEIR N,S,E,OR WEST ORIENTATION.



### TOWNHOUSE INTERIORS



TOWNHOUSE COURTYARD SECTION 1:40





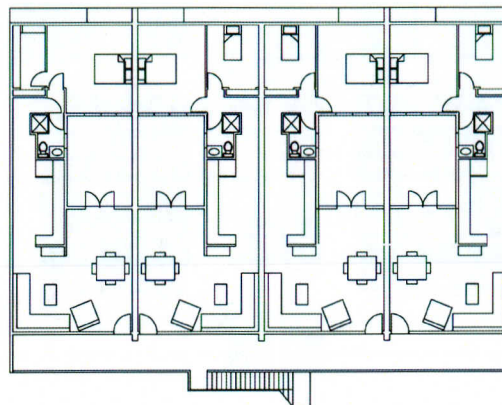
# TAUNTON WEIR RENOVATION PROJECT

variation L1 TOWNHOUSE UNIT 1/32"=1'-0"

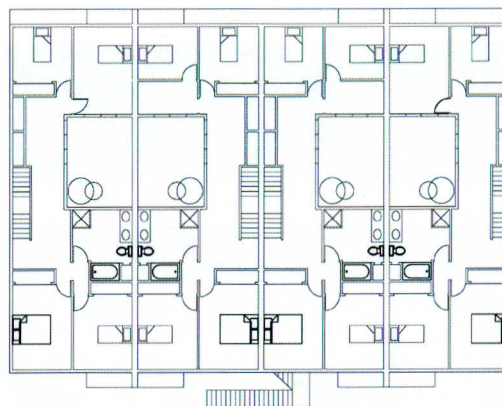
FINAL WORK

TOWNHOUSE  
UNITS

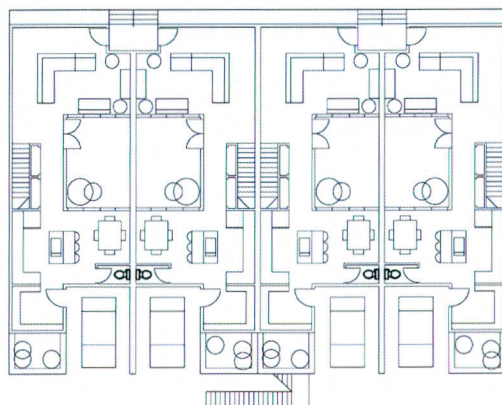
L1 TOWNHOUSES ARE LARGER  
THAN THE FIRST TYPE. THEY ARE  
60' LONG BY 22' WIDE AND  
RANGE FROM 3-4 BEDROOMS,  
1400-2000 SQ. FT.



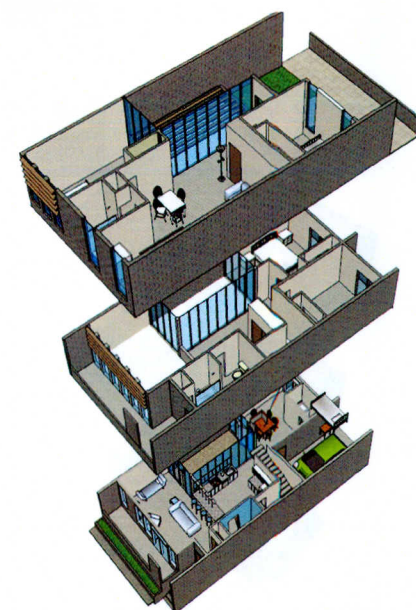
FLAT LEVEL 3



TH SECOND LEVEL

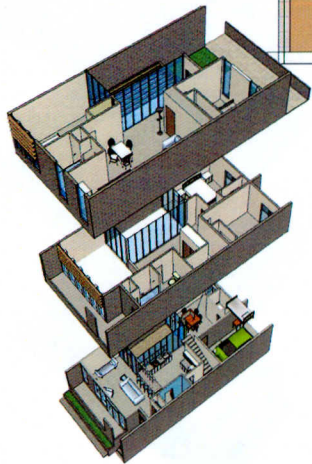


TH GROUND LEVEL



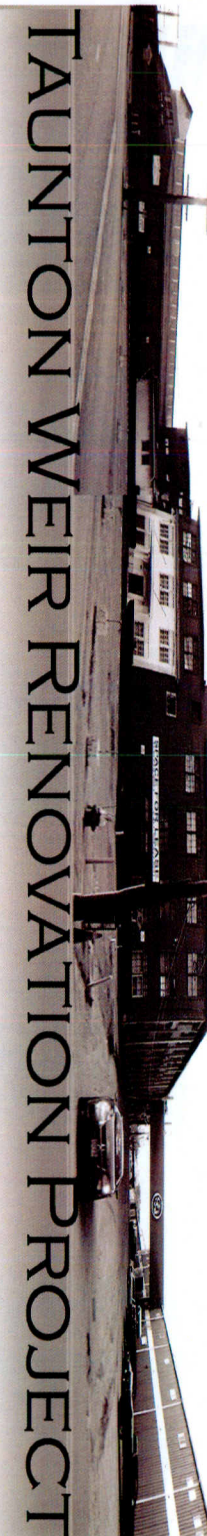


TOWNHOUSE  
UNITS



L1 TOWNHOUSES ARE LARGER THAN THE FIRST TYPE. THEY ARE 60' LONG BY 22' WIDE AND RANGE FROM 3-4 BED-ROOMS, 1400-2000 SQ. FT.

THESE TOWNHOUSES ARE LOCATED ALONG THE WESTERN SIDES OF THE ON-GRADE COURTYARD HOUSING BLOCKS.





# TAUNTON WEIR RENOVATION PROJECT

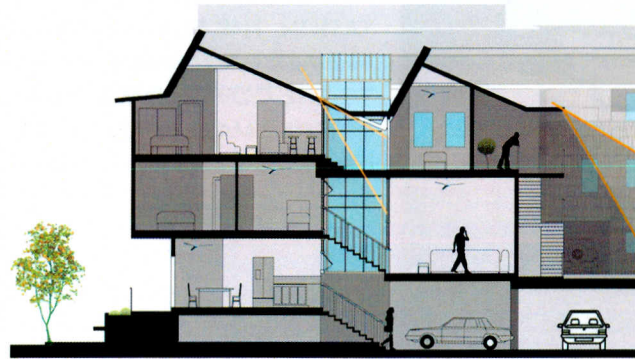
FINAL WORK

TYPICAL SPLIT UNITS  $1/32" = 1'-0"$

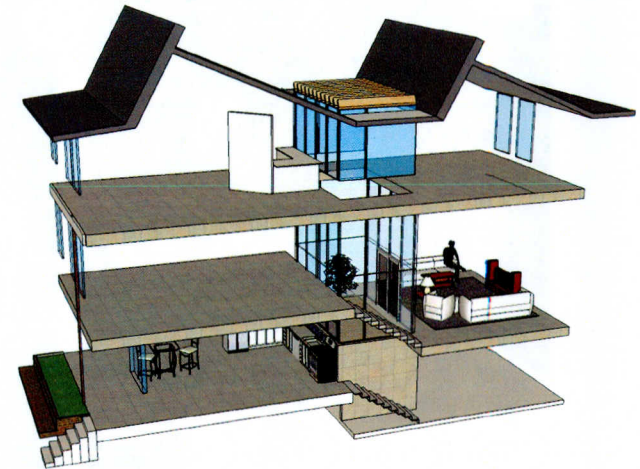


SPLIT LEVEL UNITS

SPLIT LEVEL PLAN  $1/8" = 1'-0"$



SPLIT LEVEL SECTIONS  $1/32" = 1'-0"$



SPLIT LEVEL ELEVATION VARIATIONS  $1/32" = 1'-0"$



# FINAL WORK

## SPLIT LEVEL UNITS

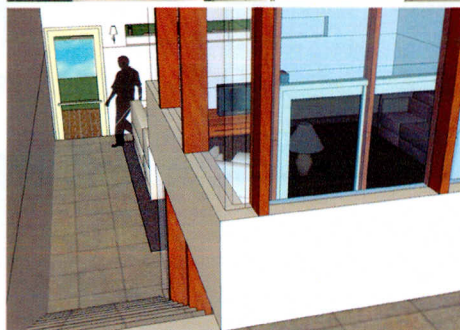
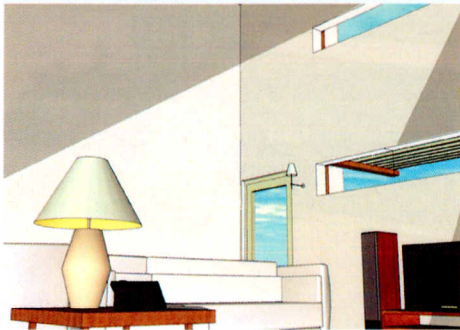
### TYPICAL SPLIT LEVEL INTERIORS



SPLIT LEVEL UNITS ARE 1-3 BEDROOMS AND VARY DEPENDING ON THEIR SOLAR ORIENTATION. THESE UNITS ARE USED WITH THE PLYNTH COURTYARD ABOVE PARKING.

SPLIT LEVEL UNITS RANGE FROM 1000-1200 SQ. FT.

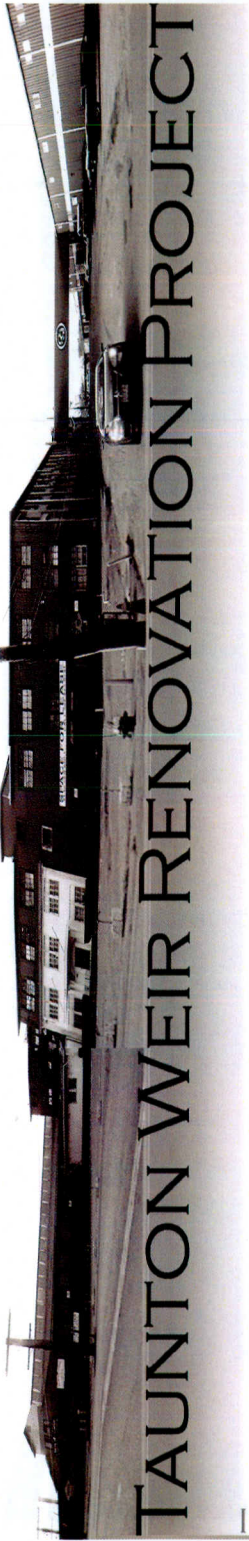
ABOVE THE SPLIT LEVEL UNITS ARE FLAT UNITS WHICH RANGE FROM 1-2 BEDROOMS, 800-920 SQ. FT. THEY ALSO VARY ACCORDING TO SOLAR ORIENTATION. THE FLAT UNITS HAVE PRIVATE BALCONIES ADJACENT TO THE COVERED WALKWAY WHERE SMALL PLANTS CAN GROW.



SPLIT LEVEL COURTYARD SECTION 1:40

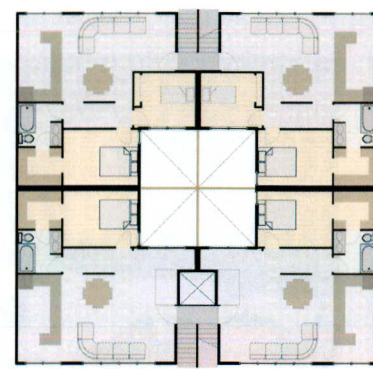
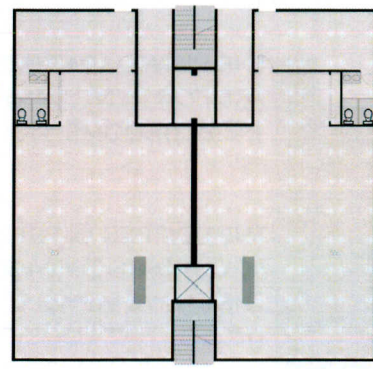






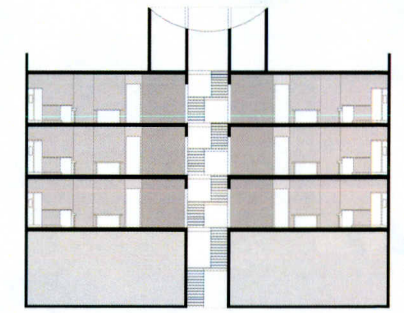
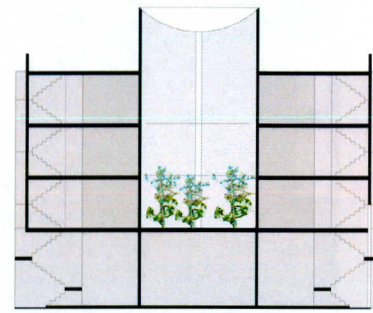
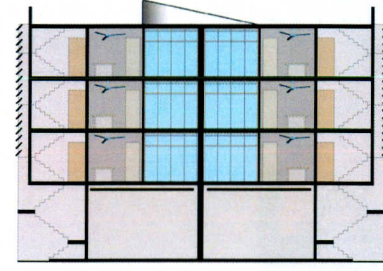
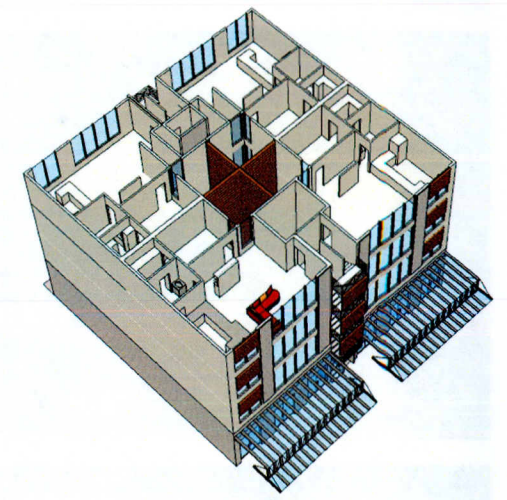
TAUNTON WEIR RENOVATION PROJECT

RETAIL UNITS 1/32" = 1'-0"



FINAL WORK

RETAIL UNITS



RETAIL SECTIONS 1/32" = 1'-0"

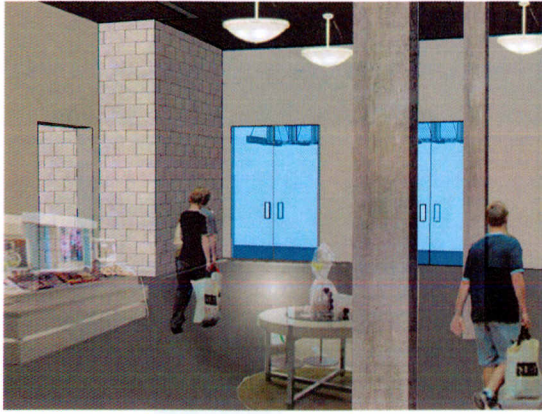


RETAIL ELEVATION 1/32" = 1'-0"



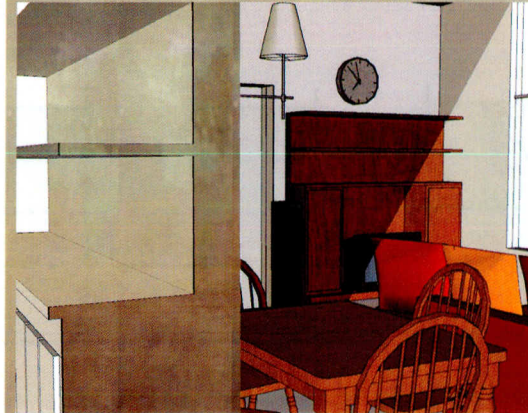
# FINAL WORK

## RETAIL UNITS



THE RETAIL APARTMENTS ARE FOR RENT, VARY FROM 1-2 BEDROOMS, 600 SQ. FT.

THEY DIFFER IN PRICE ACCORDING TO WHICH SIDE THEY HAVE VIEWS TO. THOSE THAT LOOK OUT ON THE RIVER, ARE OF A HIGHER PRICE, WHEREAS THOSE THAT LOOK BACK TO THE COURTYARDS COST LESS.



THE RETAIL UNITS ARE THE ONLY UNITS FOR RENT IN THE DEVELOPMENT.

## RETAIL INTERIORS

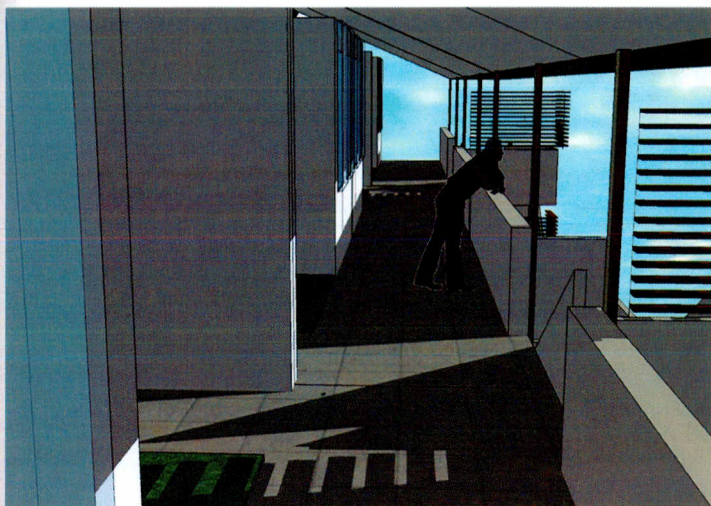


RETAIL COURTYARD SECTION 1:40





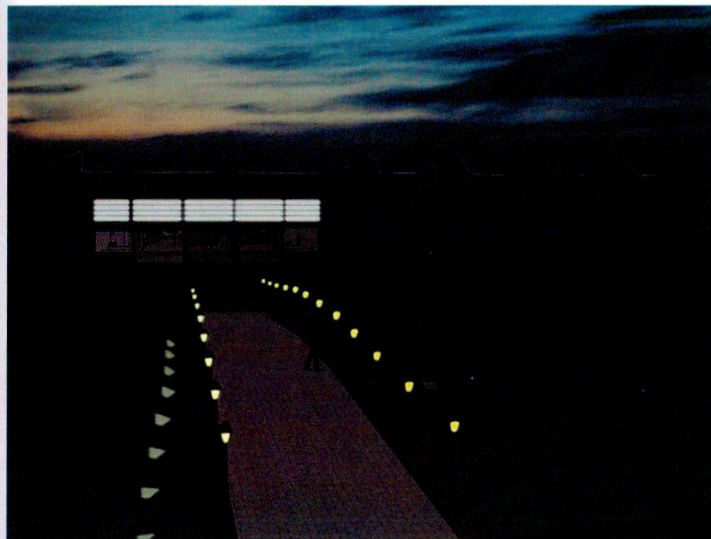
TAUNTON WEIR RENOVATION PROJECT



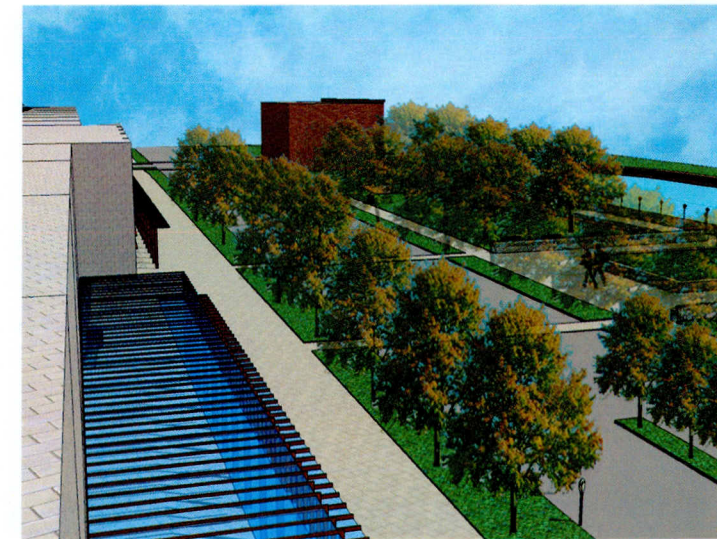
FLAT LEVEL VIEW OVER COURTYARD



COURTYARD TOWNHOUSE VIEW



BRIDGE TOWARD RETAIL BAR, NIGHT VIEW

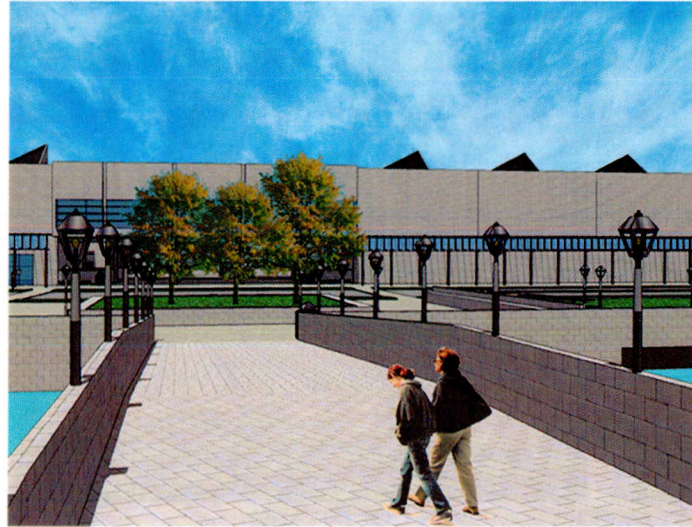


BOULEVARD VIEW TOWARD RIVER





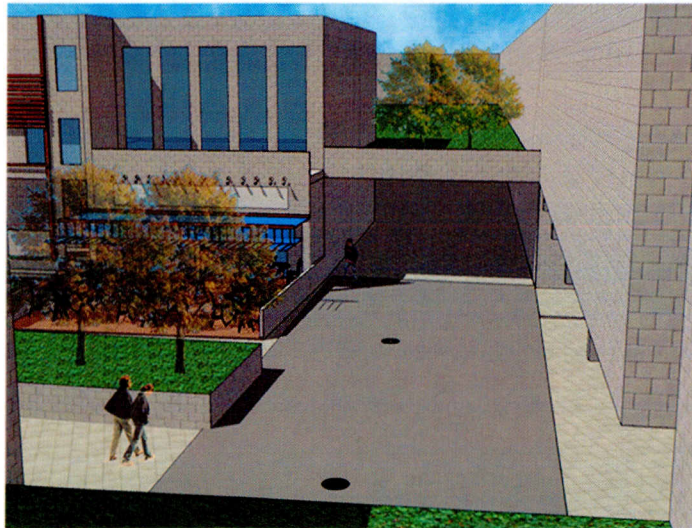
TOWNHOUSE VIEW FROM PEDESTRIAN AREA



BRIDGE PERSPECTIVE



RIVERWALK VIEW



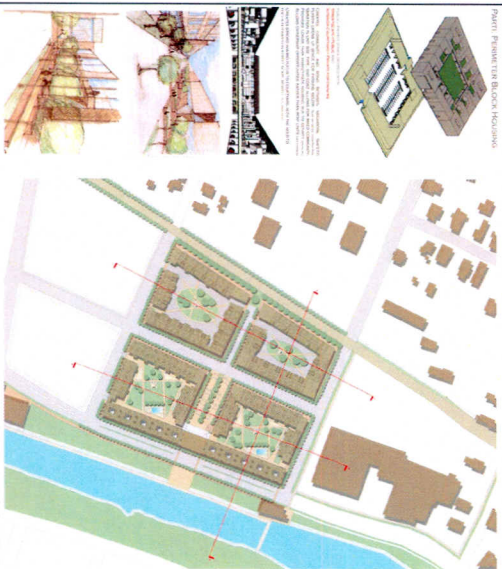
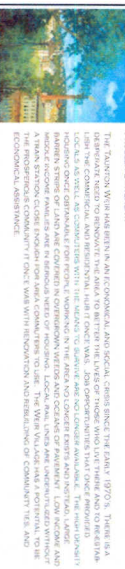
PLYNTH HOUSING VIEW FROM SOUTHERN COURTYARD



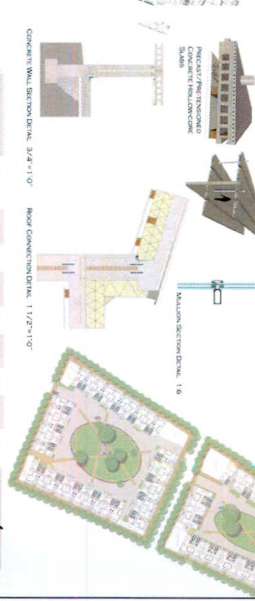




SITE ANALYSIS: TAUNTON, MA



# TAUNTON WEIR MIXED-USE DEVELOPMENT



SPRINT LAYER TOWNHOMES 1/8" = 1'-0"













## PRECEDENT STUDIES

### CITY NORTH PHOENIX, ARIZONA



PHOENIX, AZ IS GROWING RAPIDLY WITH MANY MIXED-USE, LOW-DENSITY URBAN DEVELOPMENTS POPPING UP ALL AROUND THE MAIN CITY. ONE SUCH IS CITY NORTH, A PROJECT BY ELKUS-MANFREDI, WHERE SOLAR POWER, GREEN ROOFS AND OTHER ECOLOGICAL ADVANCEMENTS ARE PUT TO GOOD USE TO CREATE A HAPPY HEALTHY LIVING ENVIRONMENT FOR ITS INHABITANTS.

THE SITE CONSISTS OF 144 ACRES OF RETAIL, RESTAURANT, RESIDENTIAL, HOTEL, OFFICE, CULTURAL, CIVIC, ENTERTAINMENT AND FITNESS USES, CREATING A MAJOR CIVIC HUB FOR NORTHEAST VALLEY.



THE DISTRICT



METROPOLITAN LOFTS



CITY NORTH PIAZZA VIEW



OPTIMA BILTMORE



ROOSEVELT LOFTS

## TAUNTON WEIR RENOVATION PROJECT



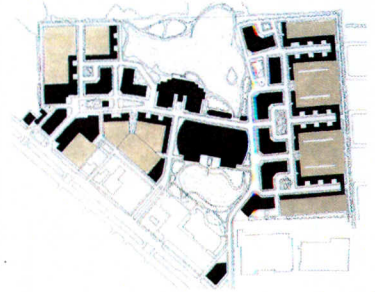
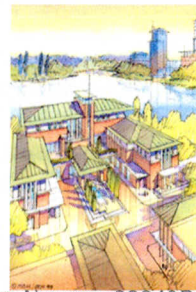


## PRECEDENT STUDIES

BLOOMFIELD PARK,  
BLOOMFIELD, MI

BLOOMFIELD PARK HAS ALL THE ELEMENTS OF A MODERN MIXED-USE DEVELOPMENT, WITH CHARACTERISTICS OF A TRADITIONAL DOWNTOWN. THE OVERALL SITE CONSISTS OF 80 ACRES OF LAND LOCATED IN THE CENTER OF COMMERCIAL AND RESIDENTIAL MARKETS.

THE FENESTRATION AND FACADE TREATMENTS WERE OF PARTICULAR INTEREST HERE. THESE UNITS, HOWEVER ARE LUXURY AND VERY COSTLY.

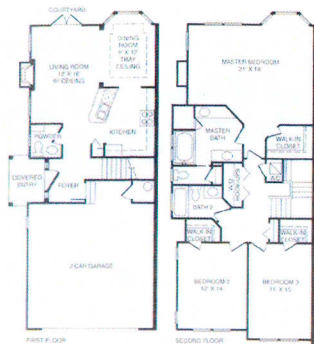
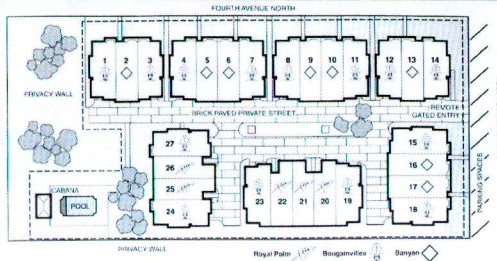


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## PRECEDENT STUDIES

### THE HUNTINGTON ST. PETERSBURG, FLORIDA



## PROJECT BREAKDOWN:

27 UNITS OF LUXURY TOWNHOUSES WITH  
3 BEDROOMS  
2.5 BATHROOMS  
71,750 SQ. FT. SITE  
IDEAL LOCATION NEAR THE TAMPA BAY SHORELINE  
DEVELOPER- HYDE PARK BUILDERS, INC.  
TOWNHOUSES CLUSTERED IN GROUPS OF 3-5  
ORGANIZED AROUND A GATED INTERIOR COURTYARD  
22 2-CAR GARAGES, 5 1-CAR  
COMMUNITY SWIMMING POOL  
BARBECUE GRILL  
SEATING AREAS WITH CABANA  
ATTACHED SINGLE-FAMILY UNITS (1,700 SQ. FT)

## PROJECT DESCRIPTION:

ORIGINALLY THE SITE CONTAINED THE HUNTINGTON  
HOTEL FOR SEASONAL GUESTS. THE BUILDING WAS THEN  
TURNED INTO AN ANTIQUES MALL AND WAS THEN ABAN-  
DONED. THE SITE WAS ZONED CDB-2 AND ALLOWED RESI-  
DENTIAL DEVELOPMENT  
THEREFORE THERE WAS NO ZONING CHANGE.

THE PROJECT LOCATION IS WITHIN A HISTORIC  
DISTRICT AND HAD TO CONFORM TO THE CITY'S  
ARCHITECTURAL PROVISIONS AND CREATED  
BUNGALOW STYLE THAT FIT IN WITH THE  
TRADITIONAL TAMPA ARCHITECTURAL STYLE. EACH UNIT  
HAS A PRIVATE OUTDOOR AREA AND SECURITY IS IMPEL-  
MENTED THROUGH AN ELECTRIC WROUGHT IRON GATE.

TO REBUILD ON THE SITE THERE WAS A NEED TO:

REMOVE THE 5-STORY HOTEL AND ACCESSORY BUILDINGS  
REMOVE VERMIN AND ASBESTOS REMAINS

THE TARGET BUYERS WERE YOUNG BUSINESS PEOPLE AND  
EMPTY-NESTERS WHO ENDED MAKING UP 30-40% OF THE  
OWNERSHIP.

THE MAIN ATTRACTION WAS THE LOCATION OF THE SITE  
NEAR THE WATER AND OTHER CULTURAL,  
RECREATIONAL, AND RETAIL AREAS.

THE ORIGINAL COST OF THE INFILL PROJECT WAS \$10-12  
PER SQ. FT.





# TAUNTON WEIR RENOVATION PROJECT

## PROJECT BREAKDOWN:

12.3 ACRE SITE  
285 UNIT DEVELOPMENT W/  
116 TOWNHOUSES  
39 COURTYARD UNITS  
130 CONDOS

## REAR-LOCATED GARAGES

ALLIES BEHIND HOUSES SERVE VEHICULAR ENTRY  
DEVELOPER: EAKIN/YOUNGENTOB ASSOC., INC..

## INFILL PROJECT

GREAT URBAN DESIGN AND LOCATION

PROJECT HAS WON 25 LOCAL, REGIONAL, AND NATIONAL AWARDS

## PROJECT DESCRIPTION:

ORIGINALLY THE SITE WAS AN OLD ABANDONED RAILROAD YARD IN THE HEART OF THE HISTORIC TOWN ALEXANDRIA. THE PROJECT'S SUCCESS STEMS FROM THE COMBINATION OF EXCELLENT URBAN LOCATION, CREATIVE PROJECT DESIGN, AND SITE MANIPULATION. VARIATION IN BUILDING TYPE AND ARCHITECTURAL STYLE BLENDS WELL WITH THE HISTORIC COMMUNITY.

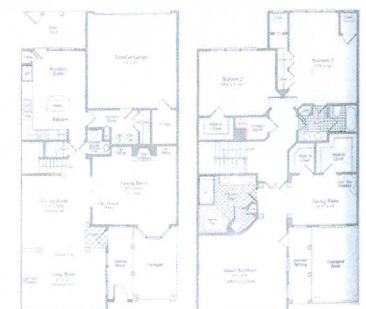
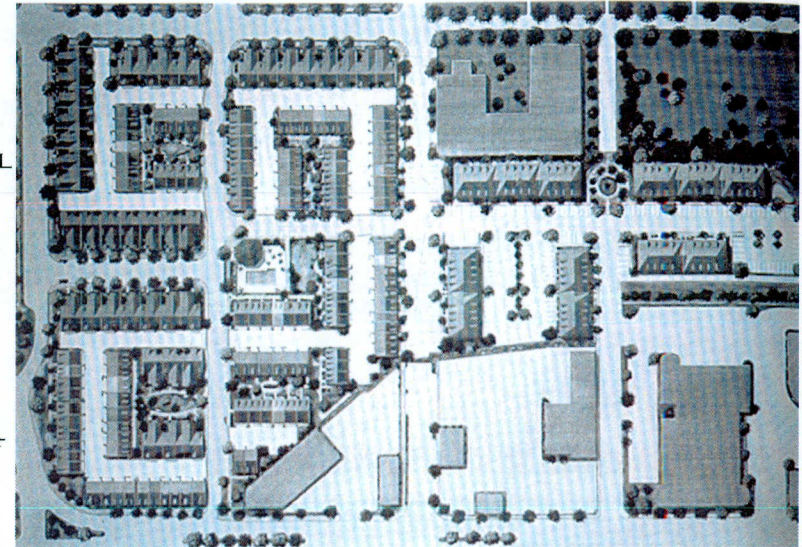
EYA DESIGNED THE SITE AS AN INTEGRAL PART OF THE EXISTING COMMUNITY WITH ITS FOCUS OUTWARD INSTEAD OF INWARD WITH UNITS FACING PUBLIC STREETS. THEY ALSO RECONNECTED ARTERIAL ROADS THAT WERE SEVERED WHEN THE RAILROAD WAS USED, RE-LINKING THE AREA.

THE VARIATION IN STYLE AND SIZE OF UNITS ALLOWED FOR A VARIATION IN PRICE RANGE AND ARCHITECTURAL DEVIATION.

THE COURTYARD HOMES ARE 32 FT. WIDE DOUBLE-STORY ATTACHED UNITS (OVER 2,000 SQ. FT). THEY ARE EACH UNIQUELY DESIGNED TO FIT IN AS A MORE SUBURBAN HOME RATHER THAN A TRADITIONAL URBAN TOWNHOUSE. THE LARGER BUYERS WERE EMPTY NESTERS AND YOUNG FIRST-TIME BUYERS (3/4 OF OCCUPANTS).

## PRECEDENT STUDIES

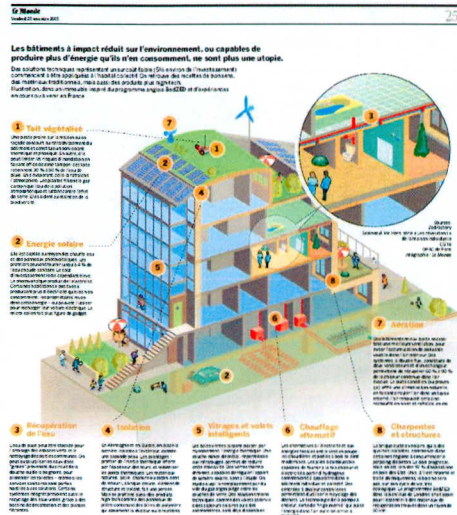
OLD TOWN VILLAGE  
ALEXANDRIA, VA





# PRECEDENT STUDIES

## BEDZED BEDDINGTON, ENGLAND

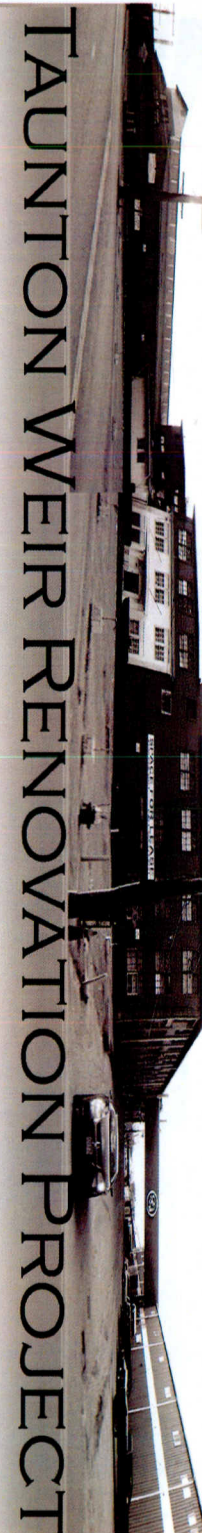


BEDZED, BEDDINGTON'S ZERO ENERGY DEVELOPMENT IS A REMARKABLE SOCIAL AND ECOLOGICAL STEP AGAINST POVERTY IN THE UK. IT IS A MIXED-USE, MIXED-INCOME SETTLEMENT THAT PRODUCES AT LEAST AS MUCH ENERGY AS IT CONSUMES.

BEDZED USES ROOF GARDENS, SUNLIGHT, SOLAR ENERGY, REDUCTION OF ENERGY CONSUMPTION AND WASTE WATER RECYCLING.

THE HOMES ARE DIFFERENT SIZES TO ACCOMMODATE VARIOUS SIZED FAMILIES.

ALONG WITH THE SUSTAINABILITY OF THE PROJECT'S DAILY USES, THE MATERIALS ARE ALSO RECYCLED, RECLAIMED AND NATURAL WHEN POSSIBLE.





## PRECEDENT STUDIES

HABITAT '67  
MONTREAL, CANADA

HABITAT '67 WAS CREATED BY MOSHE SAFDIE TO GIVE SUN-LIGHT, VENTILLATION, PRIVACY AND OWNERSHIP TO ITS 158 DWELLINGS, UNITS CONTAINED 1-4 BEDROOMS CAST FROM 354 PREFABRICATED CONTAINERS.

THERE ARE 18 DIFFERENT HOUSE TYPES BASED ON THE SINGLE BOX (17.5'x 38.5'x 10.5').





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